

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 420591



EM SQUARE HOMES PVT. LTD.

Manish K. A. Director

FORM 'B'


[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of Mr. Manish Kumar Agarwal promoter of the proposed project "SKYDALE" duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 05.01.2023.

I, Manish Kumar Agarwal promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31st March, 2027.


Nabendu Narayan Dutta
Notary Govt. of India
Siliguri, Darjeeling

4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



EM SQUARE HOMES PVT. LTD.
 Manish K. Agarwal
 Deponent Director

Verification

I, Manish Kumar Agarwal S/o Durga Prasad Agarwal R/o 427, Nehru Road, Khalpara, Siliguri, West Bengal- 734005 do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me at Siliguri on this 9th day of March, 2023.

EM SQUARE HOMES PVT. LTD.
 Manish K. Agarwal
 Deponent Director

Verified before me at this 10th day of March 2023 at Siliguri.

Manish K. Agarwal
 10.03.23
 Advocate

Date:


 Nabendu Narayan Dutta
 Notary Govt. of India
 Siliguri, Darjeeling