



पश्चिम बंगाल WEST BENGAL

93AB 077623



FORM 'B'

AFFIDAVIT CUM DECLARATION

AFFIDAVIT CUM DECLARATION of SMT. NABITA KEDIA, W/O Sri Ranjit Kedia, Hindu by Religion, Indian by Nationality, Business by Occupation, residing at 32 Vidyasagar Road, Khalpara, Siliguri, P.O-Siliguri Bazar, P.S-Siliguri, Dist-Darjeeling, Pin-734005, in the State of West Bengal, one of the promoters of the proposed project i.e, 'KEDAR DHAM' and Partners of "K. N. CONSTRUCTIONS".

I, SMT. NABITA KEDIA one of the promoters of the proposed project and Partners of "K. N. CONSTRUCTIONS" do hereby solemnly declare, undertake and state as under:

1. That 1. SMT. REKHA KEDIA W/O Sri Manoj Kedia, 2. SMT. NABITA KEDIA, W/O Sri Ranjit Kedia, 3. SMT. NISHA AGARWAL, W/O Sri Kishan Lal Agarwal & 4. "KISHAN LAL AGARWAL & SONS HUF", represented its "KARTA" SRI KISHAN LAL AGARWAL S/O Late Kamla Prasad Agarwal, have a legal title to the land on which the development of the proposed project is to be carried out.

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME

(Signature)
18/05/2019

Naresh Kumar Goyal

K. N. CONSTRUCTION
Nabita Kedia
Partner

AND



a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoters is 07/02/2025.
4. That seventy per cent of the amounts realised by the promoters 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoters 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoters shall take all the pending approvals on time, from the competent authorities.
9. That the promoters have furnished such other documents as have been prescribed the rules and regulations made under the Act.
10. That the promoters 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.

K. N. CONSTRUCTION

Nabita Kedia

Partner

Verification

That the statements made above are true to the best of my knowledge and belief and I sign this affidavit on this the _____ day of May, 2024 at Siliguri Court Premises.

K. N. CONSTRUCTION

Nabita Kedia

Partner

Declarant

Nabita Kedia
18/05/2024
18/05/2024

SOLEMNLY AFFIRMED & DECLARED BEFORE ME ON IDENTIFICATION

Naresh Kumar Goyal
Notary

IDENTIFIED/ ATTESTED BY ME
MNOJ KUMAR REDDY (ADVOCATE)
SILIGURI, ENROL NO- WB/ 94/ 97