

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL



पश्चिम बंगाल न्यायिक न्यायिक न्यायिक WEST BENGAL

FORM 'B'

[See rule 3(4)]

Before the Notary 29AA 286106
Govt. of West Bengal
Burdwan District
Burdwan

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL
BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. PRADEEP GOEL (Promoter) s/o Late Bajranglal Goel as, by nationality - Indian, by faith - Hinduism, by occupation - Business, residing at 90 N.S.B. Road, Opp B.N. Agarwal Hospital, Goenka Park By Lane, Raniganj, Sub Divisional : Asansol, Paschim Brdhaman, WB, Pin : 713347 and promoter of the proposed project "SHYAM VATIKA" to be developed at Sadanand Chakraborty Lane (Opp. Shree Apartment), N.S.B. Road (East), PO : Searsole Rajbari, Raniganj, Pin - 713358, Dist : Paschim Bardhaman, WB;

I, Mr. PRADEEP GOEL (Promoter) of the proposed project do hereby solemnly declare, undertake, and state as under:

1. That I Mr. PRADEEP GOEL (Promoter) have a legal title to the land on which the development of the proposed project is to be carried out.

AND

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

Contd...Page 2



21 FEB 2023

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31/03/2026.
4. The seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 that 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I **Mr. PRADEEP GOEL** (Promoter) shall take all pending approvals on time, from the competent authority.
8. That I **Mr. PRADEEP GOEL** (Promoter) has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I **Mr. PRADEEP GOEL** (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.

For MANGLAM DEVELOPERS

Pradeep Goel

Deponent **PARTNER**

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 21st on this Feb day of 2023

For MANGLAM DEVELOPERS

Pradeep Goel

Deponent

PARTNER

Solemnly Affirmed & Declared
before me on Identification

Alakh Bay
Mrs. A. Banerjee, Notary
Burgapur, Burdwan. W.B.
Regn No - 43/2007 Govt. of W.B.

IDENTIFIED BY ME

[Signature]
ADVOCATE

21 FEB 2023

