

बंगाल WEST BENGAL

28AB 099659

FORM 'A'

[See rule 3(2) of West Bengal Housing Industry Regulation Rules, 2018]

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 M/s. Shivshakti Lifespace (herein after referred to as 'the Firm') Promoter of the on-going project named MANAKAMNA 24 at Mahesmari, Near Sunrise English Medium School, P.O. Champasari, P.S. Pradhan Nagar, Dist: Darjeeling – 734003. WB, INDIA.

Shivshakti Lifespace (represented by its Partner, Mr. Manish Kumar Agarwal), promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

1. That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a Joint Development Agreement with M/s. Green Hill Industries Pvt. Ltd.

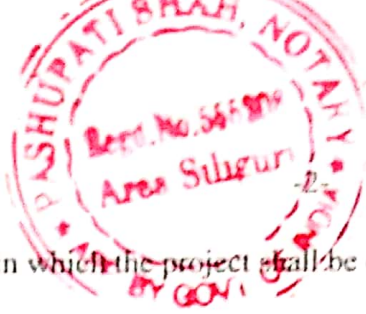
AND

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

2. That the said land is free from all encumbrances.

Pashupati Shah
NOTARY PUBLIC

Shiv Shakti Lifespace
Manish Kumar Agarwal
Partner



3. That the date within which the project shall be completed by 30th October, 2020.
4. That seventy per cent of the amounts realised by the Firm 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the Firm 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 the Firm shall take all the pending approvals on time, from the competent authorities.
9. That the Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Firm 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, Shivshakti Lifespace
Shiv Shakti Lifespace
Manish Kumar Agarwal
Partner
Mr. MANISH KUMAR AGARWAL
PARTNER

AFFIDAVIT
Solemnly Affirmed Before me
by Manish Kr. Agarwal
Siliguri
Identified by N. Shah (Adv)
This 24th day of April 2019

Verification

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 24th day of April, 2019.

Shiv Shakti Lifespace
Manish Kumar Agarwal
Partner
Mr. MANISH KUMAR AGARWAL
PARTNER

Solemnly Affirmed & Declared
before me on Identification
Pashupati Shah
NOTARY SILIGURI

Identified by
N. Shah 24/04/19
(Advocate, Siliguri)