

22 Nov 2020

भारतीय गैर न्यायिक

दस
रुपये
₹.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

46AB 101502



BEFORE THE NOTARY PUBLIC AT SILIGURI

AFFIDAVIT

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Om Prakash Gupta

OM PRAKASH GUPTA
Notary Govt Of India
Siliguri, Darjeeling
Regd No - 10/178

23 NOV 2020

FORM "A"

{ See rule 3(2) }

Affidavit Cum Declaration

Affidavit cum Declaration of Mr. Mrinal Agarwal, promoter of the proposed project, vide his authorization dated 23/11/2020

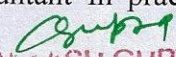
I Mrinal Agarwal promoter of the proposed project do hereby solemnly declare, undertake and state as under :

1. That Eastern Heights a Partnersip Firm has a legal title to the land on which the development of the project is proposed

And

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

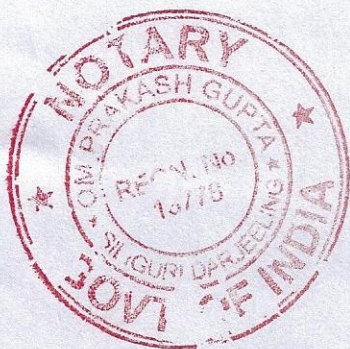
2. That the said land is free from all encumbrances
3. That the time period within which the project shall be completed by Promoter is December, 2024
4. That seventy percent of the amounts realized by promoter for the real estate project from all the allottees, from time to time, shall be deposited in 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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


OM PRKASH GUPTA
Notary Govt. Of India
Siliguri, Darjeeling
Regd No - 1378

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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 Promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That 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



EASTERN HEIGHTS

Maximal Ag

PARTNER

Deponent

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 Siliguri on this 23rd November day of 2020

EASTERN HEIGHTS

Maximal Ag

PARTNER

Deponent

AFFIDAVIT

Solemnly Affirmed before me

By Maximal Agastwal

Of Siliguri

Identified by Chaudan Maceye

This the 23rd of November 2020

Om Prakash Gupta
OM PRAKASH GUPTA
Notary Govt Of India
Siliguri, Darjeeling
Regd No - 13778

Chaudan Maceye
Identified by me:

Advocate / Siliguri

23 NOV 2020