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भारतीय गैर न्यायिक

पचास  
रुपये

रु. 50

भारत

INDIA

सत्यमेव जयते

FIFTY  
RUPEES

Rs. 50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

Y 242427



FORM 'A'


Before the Notary Public at Siliguri

**AFFIDAVIT CUM DECLARATION**

I, Sri Hemant Mittal son of Sri Rudra Kumar Mittal, aged about 38 years, Hindu by faith, Business by occupation, residing at M.V. Road, Park Location, Ward No.13, P.O. & P.S. Kurseong, Dist. Darjeeling, PIN-734203, Director of Shital Real Estate Developers Pvt. Ltd., promoter of the proposed project of Maruti Square, vide its authorization date 15/04/2019, do hereby solemnly declare, undertake and state as under:

1. That I/Promoter have a legal title to the land on which the development of the project is to be carried out **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.

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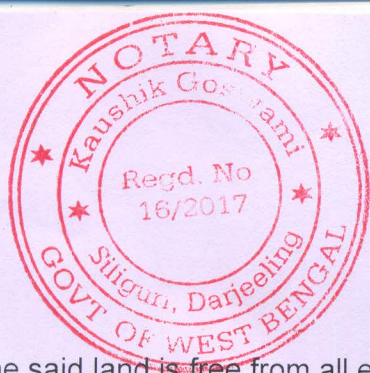
  
Kaushik Goswami  
Notary Govt. of West Bengal  
Siliguri, Darjeeling

Shital Real Estate Developers Pvt. Ltd.



Director

06 JUN 2019

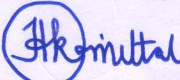


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2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is June 2021.
4. That seventy per cent of the amount realised by me/promoter for the real estate project from the allottees, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account, shall be withdrawn after it is certified by engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project that I/Promoter shall get the account 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 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.
7. That I/promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

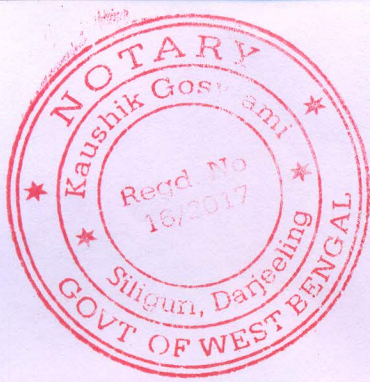
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Shital Real Estate Developers Pvt. Ltd.



Director

  
Kaushik Goswami  
Notary Govt. of West Bengal  
Siliguri, Darjeeling 06 JUN 2019



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9. 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.

Shital Real Estate Developers Pvt. Ltd.

*(Signature)*

Director

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 ..... day of June, 2019.

Deponent

Identified by me

*(Signature)*

**Arvind Agarwal**

Advocate

WB-F/1915/848/09

**AFFIDAVIT**  
Solemnly Affirmed before Me  
By Hemant Mittal  
of Kurseong  
Identified by A. Agarwal (Advocate)  
This the 06th day of June, 2019  
At Siliguri

*(Signature)*  
**Kaushik Goswami**  
Notary Govt. of West Bengal  
Siliguri, Darjeeling

06 JUN 2019