



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 708177



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FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

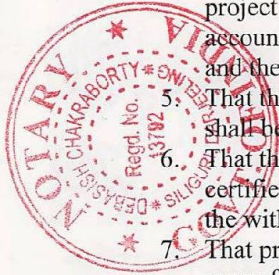
Affidavit cum Declaration of Mr.SANDEEP GOYAL duly authorized by "Unity Builders" the promoter of the project "MayFair Utsav" vide its authorization dated 13.10.18

I, SANDEEP GOYAL Son of BHAGWAN GOYAL aged 39 R/O ANANDA BHAWAN,SETH SRILAL MARKET,SILIGURI WARD NO 11,SILIGURI,DARJEELING, WEST BENGAL 734001 duly authorized by the promoter of the project " MayFair Utsav" do hereby solemnly declare, undertake and state as under:

Debasis Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

04 NOV 2019

1. That Unity Commosales Pvt. Ltd. Have/has a legal title to the land on which the development of the proposed project is to be carried out.
And
A legally valid authentication of the 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 me/ promoter is 28th April 2021.
4. That 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. 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.



[Signature]

Deponent

AFFIDAVIT
Solemnly Affirmed Before me
By Sandeep Goyal
Of S/g
Identified by S. C. Chakraborty, Adv.
This the 4th day of NOVEMBER 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 S/g on this 4th day of NOV 2019.

[Signature]

Deponent

[Signature]
Debarishi Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

04 NOV 2019

Identify by me
[Signature]
Advocate/Siliguri