



AB 704839

FROM-A

[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Pankaj Garg duly authorized by the promoter of the proposed project vide its/ his/ their authorization dated 08/05/2019

I, Pankaj Garg Son of Madanlal Garg aged 42 years R/o Church Road, Siliguri duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title to the land on which the development of the project is proposed.
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 31/03/2024 (Project Completion Date)
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

*Gupta*  
Om Prakash Gupta  
Notary Govt. Of India  
Siliguri, Darjeeling  
Regd. No.- 13778

05 SEP 2019

*Pankaj Garg*



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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is proportion to the percentage of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 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.
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.



*Pankaj Chong*  
Deponent

**Verification**

The contents of my affidavit cum declaration are true and correct and nothing material has been concealed by me therefore

Verified by me at Silg. on this 05<sup>th</sup> day of 2019

*Pankaj Chong*  
Deponent

**AFFIDAVIT**  
Solemnly Affirmed before me  
By Pankaj Chong  
Identified by R. Chakraborty  
on this 05<sup>th</sup> of Sep 2019

**Om Prakash Gupta**  
Notary Govt. Of India  
Siliguri, Darjeeling  
Regd. No.- 13778

**05 SEP 2019**

**IDENTIFIED BY ME**  
ADVOCATE, SILIGURI  
*oh*  
**R. CHAKRABORTY**  
Advocate/Siliguri