



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 819145



AFFIDAVIT CUM DECLARATION

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

08 SEP 2020

Affidavit cum Declaration of Mr. Anil Kumar Agarwal promoter of the proposed project / duly authorized by the promoters of the proposed project vide their authorization dated 08.09.2020:

I, Anil Kumar Agarwal Son of Late Masani Lal Agarwal aged 55 R/o Church Road, P.O. & P.S. Siliguri, Dist Darjeeling, Pin - 734001 promoter of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That MLA OSL DEVELOPERS (JV) have 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 is 30-04-2024.
4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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, as the case may be, on any grounds.

Deponent

For MLA OSL DEVELOPERS (JV)

A.C. Agarwal

Authorised Signatory

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 2nd day of Sept, 2020.

Deponent

Debasish Chakraborty

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

08 SEP 2020

For MLA OSL DEVELOPERS (JV)

A.C. Agarwal

Authorised Signatory

Identify by me

Rajarshi Chakraborty
Advocate/Siliguri
Rajarshi Chakraborty
Advocate, Siliguri