



AA 098711

FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mrs. Ranjana Agarwal, Director of M/s. Gangadhar Infracon Pvt. Ltd. promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated _____ :

I, Ranjana Agarwal Wife of Mr. Ajay Agarwal aged 43 Years R/o Shanti Warehousing Corporation, 3rd Mile, Sevoke Road, Siliguri – 734008, Director of M/s. Gangadhar Infracon Pvt. Ltd. promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. We, M/s. V. K. Udyog Ltd. have 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 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 us is **31/12/2022** (Project Completion Date).

Solemnly Affirmed & Declared
Before me on Identification

Pashupati Shah

Pashupati Shah
NOTARY, SILIGURI

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

Gangadhar Infracon Pvt. Ltd

Ranjana Agarwal

Deponent *Director*

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 15th day of July, 2019.

AFFIDAVIT

Solemnly Affirmed Before me

by Ranjana Agarwal

of Siliguri

Identified by N. Shah

This the 15th day of July, 2019

Solemnly Affirmed & Declared
Before me on Identification

N. Shah

Pashupati Shah
NOTARY, SILIGURI

Gangadhar Infracon Pvt. Ltd

Ranjana Agarwal

Deponent *Director*

Identified by me

N. Shah
15/07/19

(Advocate Siliguri)