



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 401658



Before the I.d. Notary Public at Siliguri.

FORM 'A'

[See rule 3(2) of West Bengal Housing Industry Regulation Rules, 2018]


**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of M/S. BALAJI DEVELOPERS (herein after referred to as 'the partnership Firm) a partnership Firm of the on-going project named as "KRISHNA PLAZA" lying and situated at N S Road, Raiganj, Mohanbati, Pin - 733 134, Dist. Uttar Dinajpur.

Contd.....P/2.

16 JUN 2020

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

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M/S. BALAJI DEVELOPERS ( represented by SRI GANESH KUMAR GOENKA, SRI BIJAY CHOUDHARY AND VRIDHI BARTER PRIVATE LIMITED), promoter of the on-going project, do hereby solemnly declare, undertake and state as under :

1. That the Partnership firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a Joint Development Agreement with owners of the said land,  
AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and the Partnership firm 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 the Partnership firm is 30.09.2022.

4. That seventy per cent of the amounts realized by the Partnership firm for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

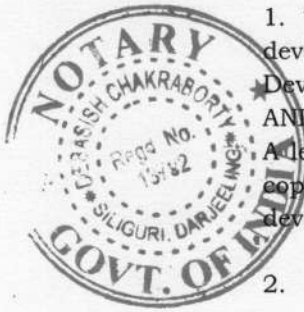
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That the Partnership firm 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That the Partnership firm shall take all the pending approvals on time, from the competent authorities.

9. That the Partnership firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the partnership firm 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.

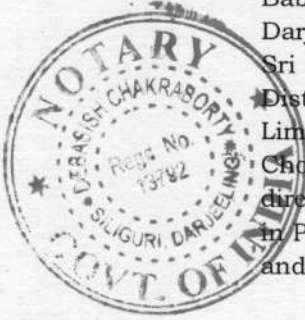


*Debashish Chakraborty*  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd. No. 13792

16 JUN 2020

Contd....P/3.

We, Ganesh Kumar Goenka, S/O. Sri Shriram Goenka, residing at Udyan, South Babupara, K N Chowdhury road, Ward No. 27, P.O. & P.S. Siliguri, Dist. Darjeeling, State - West Bengal, Pin - 734004 AND Sri Bijay Choudhary, S/O. Sri Nandalal Choudhary, residing at 267, Burdwan Road, P.O. & P.S. Siliguri, Dist. Darjeeling, State - West Bengal, Pin - 734005 AND Vridhi Barter Private Limited having its registered office at 40/483/3, Babupara South, K.N. Chowdhury Road, P.O. & P.S. Siliguri, in district of Darjeeling, represented by its director Sri Bijay Choudhary, solemnly affirm and declare that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.



For, BALAJI DEVELOPERS

**BALAJI DEVELOPERS**  
*Bijay Choudhary*  
Partner

**BALAJI DEVELOPERS**  
*Ganesh Kumar Goenka*  
Partner

**BALAJI DEVELOPERS  
VRIDHI BARTER PVT. LTD.**  
*Ganesh Kumar Goenka*  
Partner/Director

Partners

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 16<sup>th</sup> day of June, 2020.

**BALAJI DEVELOPERS**  
*Bijay Choudhary*  
Partner

**BALAJI DEVELOPERS**  
*Ganesh Kumar Goenka*  
Partner

**BALAJI DEVELOPERS  
VRIDHI BARTER PVT. LTD.**  
*Ganesh Kumar Goenka*  
Partner/Director

Partners

Solemnly affirmed before me on this 16<sup>th</sup> day of June, 2020 at Siliguri.

Identified by me :  
*ecy*  
Advocate, Siliguri.  
R. CHAKRABORTY  
Advocate, Slg.

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

16 JUN 2020

**AFFIDAVIT**  
Solemnly Affirmed Before me  
By *Ganesh Kumar Goenka & others*  
Of.....  
Identified by *R. Chakraborty*  
This the *16<sup>th</sup>* day of *June* 20*20*