



पश्चिम बङ्गाल पश्चिम बंगाल WEST BENGAL

14AB 084487

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. **Squarewood Projects Pvt. Ltd.** (*herein after referred to as 'the Company'*) Promoter of the on-going project named SQUAREWOOD UTSAB at Kalamjote, Kadamtala, near North Bengal Medical College, P.O. Sushrat Nagar, Dist: Darjeeling – 734012, WB, INDIA.

Squarewood Projects Pvt. Ltd. (represented by its Director, Mr. Rakesh Gupta), promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

1. That the Company 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 M/s. Suman Mfg. Works Ltd.

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and the Company for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

SQUAREWOOD PROJECTS PVT. LTD.

R Gupta
Director



Sold To.....
Name.....
Address.....
Rs.....
11 SEP 2017
C.M.M's Court,
2, Bankshall Street, Kol-1

SMG

Agreement mod proceeds


C Lyons Bangalore

ABANISH KUMAR DAS
Govt. License Stamp Vendor
C. M. M. 'S Court
2, Bankshall Street, Kol - 1



3. That the time period within which the project shall be completed by the Company is 42 months from the date of signing the Agreement.
4. That seventy per cent of the amounts realised by the Company 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Company 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 the Company shall take all the pending approvals on time, from the competent authorities.
9. That the Company has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Company 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.

For, Squarewood Projects Pvt. Ltd.
SQUAREWOOD PROJECTS PVT. LTD.


Mr. RAKESH GUPTA *Director*
DIRECTOR
DIN- 06559805

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 Kolkata on this 30th day of August, 2018


Mr. RAKESH GUPTA
DIRECTOR
DIN- 06559805

