

भारतीय गैर न्यायिक

दस
रुपये

रु.10

भारत



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

37AB 484286

FROM A

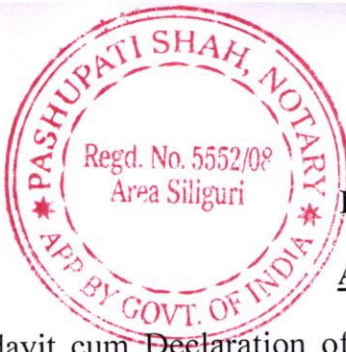
Affidavit Cum Declaration.

Sarathi Realtors Pvt. Ltd.

[Signature]
Director

Solemnly Affirmed & Declared
Before me on Identification

[Signature]
Pashupati Shah
NOTARY, SILIGURI



FROM A [See rule 3 (2)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. BIJAY AGARWAL Director of M/s **SARATHI REALTORS PRIVATE LIMITED** Promoter of the proposed project **CP GREENS** / duly authorized by the promoter of the proposed project, vide its/his/there authorized dated 16.04.2021

I, Mr. BIJAY AGARWAL Director of M/s **SARATHI REALTORS PRIVATE LIMITED** promoter and **DIRECTOR** of the proposed project do hereby solemnly declare, undertake and state as under:

1. **M/S SARATHI REALTORS PRIVATE LIMITED** Have/has a legal title to the land on which the development of the proposed Ground + 8 Storied Residential Cum Commercial 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 me/ promoter is **5 (Five)** years from the date on which the project starts.
4. That seventy per cent of the amounts realised by me/ 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 the purpose.
5. That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account, shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 that I / 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

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Before me on Identification

Pashupati Shah
NOTARY, SILIGURI

Sarathi Realtors Pvt. Ltd.

Director

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.

7. That I/ promoter shall take all the pending approvals on time, from the competent authorities.

8. That I/ promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I/ 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.

Sarathi Realtors Pvt. Ltd.

Director

Deponent 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 on 08/06/2024

Deponent

AFFIDAVIT
Solemnly Affirmed before Me
By Pratik Singh
Identified by N. Shah (son)
This the 08th day of June 2024
.....am/pm

Solemnly Affirmed & Declared
Before me on Identification

Pashupati Shah
NOTARY, SILIGUR

Identified by the
Dishant Shah
08/06/2024