

भारतीय गैर न्यायिक

दस
रुपये

रु.10

भारत



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



WEST BENGAL

33AB 412464

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. **Smart Vanijya Pvt. Ltd.** (herein after referred to as 'the Company') Promoter of the on-going project named EMBEE DELIGHT at Kadamtala, Opp.- Durga Mandir, On Asian Highway -II, P.o.- Kadamtala, P.s.- Matigara, Dist: Darjeeling - 734011, WB, INDIA.

Smart Vanijya Pvt. Ltd. (represented by its Director, Mr. Vineet Bansal, Son of Mr. Binod Kumar Bansal, Hindu by religion, Indian by Nationality, Business by Occupation, resident of Pusp Niwas, Viswakarma Mandir Road, Khalpara, Siliguri-734005, P.O. & P.S. Siliguri in the District of Darjeeling), Land Owner & developer 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 Deed of Conveyances Registered at the office of the Additional District Sub-Registrar, Siliguri - II at Bagdogra and recorded in Book No.-1, Volume No.-145, Pages 69 to 82, being Document No.-5834 for the year 2006 and Book No.-1, Volume No145, Pages 9 to 20, being Document No. -5828 for the year 2006.

AND Solemnly Affirmed & Verified
Before me on Identification

~ 1 ~

13/06/19
Pashupati Shah
NOTARY, SILIGURI

NON JUDICIAL STAMP

No.
Seri.
pf.
Value Rs.

42
07-5-19
Sant vanya (in let)
val flg

S. I. M. Y.
(Sudhanshu Saran Roy)
Govt. Stamp Vender
L. No. 173/R.M.
Siliguri Court



FORM 'A'
DECLARATION BY THE PROMOTER OF A COMPANY AUTHORIZED BY THE
MEMORANDUM OF ASSOCIATION WHICH SHALL BE SIGNED BY THE
PROMOTER AND DIRECTOR OF THE COMPANY AT THE TIME OF THE
INCORPORATION OF THE COMPANY AND BEFORE THE COMPANY IS
REGISTERED IN THE REGISTER OF COMPANIES IN THE OFFICE OF THE
REGISTRAR OF COMPANIES IN THE STATE OF WEST BENGAL.

NOTARY, SILIGURI
Before me on this 07-5-19

A legally valid authentication of title of such land along with an authenticated copy of the deed of conveyance of the real estate project is enclosed herewith.

2. That the said land is mortgaged with SBI SME Branch Siliguri.
3. That the entire project will be completed by 31st Dec 2025.
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, Smart Vanijya Pvt. Ltd.

SMART VANIJYA PRIVATE LIMITED

Vineet Bansal

Director

Mr. Vineet Bansal

DIRECTOR

DIN- 02230337

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 12th day of June, 2019

SMART VANIJYA PRIVATE LIMITED

Vineet Bansal

Director

Mr. VINEET BANSAL

DIRECTOR

DIN- 02230337

AFFIDAVIT

Solemnly Affirmed & Declared Before me

by Vineet Bansal

of Siliguri

Identified by S. Asrabati (Advls)

This the 13th day of June 2019

~ 2 ~

Solemnly Affirmed & Declared
Before me on Identification

Pashupati Shah
NOTARY, SILIGURI

