

भारतीय गैर न्यायिक

दस  
रुपये

रु.10



TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

37AB 487290

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 Vanija 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 Vanija 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

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.

**Solemnly Affirmed & Declared  
Before me on Identification.**

14/1/2011 ~ 1 ~  
Pashupati Shah  
NOTARY SILIGURI

NON JUDICIAL STAMP

No. 3072 30.7.19

Sold to Smart Vantya Pvt. Ltd.

of Seliguri

Value Rs. 10/-

(Sudhansu Saran Roy) Govt. Stamp Vendor L. No. 173/R.M. Seliguri Court



37AB 43230

WEST BENGAL

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 on Declaration

Attested Declaration of Mr. Smart Vantya Pvt. Ltd. (herein after referred to as the Company) Promoter of the on-going project named EMBEE DELIGHT at Kadamtala, Opp. Durga Temple, Main Highway - II, P.O. - Kadamtala, P.S. - Matigara, Dist. Darjeeling - 734011, WB.

Smart Vantya Pvt. Ltd. (represented by its Director, Mr. Binod Kumar Banerji, holder of religion, Indian by Nationality, Business by Occupation, resident of Pashurua, Vishwakarma, Main Road, Khatpara, Siliguri-734005, P.O. & P.S. Siliguri in the District of Darjeeling) and (owner & developer of the on-going project, do hereby solemnly declare, understand 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 Conveyance Registered at the office of the Additional District Sub-Registrar, Siliguri - II at Bardonia and recorded in Book No. 145, Volume No-145, Pages 89 to 93, being Document No. 54 for the year 2000 and Book No. 145, Volume No-145, Pages 9 to 20, being Document No. 5218 for the year 2000.

2. That the 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.

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2. That the said land is mortgaged with SBI SME Branch Siliguri.
3. That the entire project will be completed by 31<sup>st</sup> 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**

I, 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 verify that 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 13<sup>th</sup> day of August, 2019

SMART VANIJYA PRIVATE LIMITED

Vineet Bansal

Director

Mr. VINEET BANSAL

**DIRECTOR**

DIN- 02230337

**AFFIDAVIT**  
Solemnly Affirmed Before me  
by Vineet Bansal  
of Siliguri  
Identified by N. Shukla  
this the 14th day of Aug 2019

Solemnly Affirmed & Declared  
Before me on Identification.

~ 2 ~

Identified by  
N. Shukla  
14/8/19  
(Advocate Siliguri)

Rachupati Shah