

भारतीय गैर न्यायिक

दस
रुपये

रु.10

TEN
RUPEES

Rs.10



INDIA NON JUDICIAL



भारत बंगाल 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 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), 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

~ 1 ~

Ramesh Kr. Agarwal
NOTARY
SILIGURI

03 MAY 2019

NON JUDICIAL STAMP

No. 140 Date 02.4.19

Sold SMART VANIJYA PRIVATE LIMITED

of SLG

Value 101

(Subscribed by) S.S. Roy
Saran Roy
Govt. Stamp Vendor
L. No. 173/R.M.
Siliguri Court



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

A ... cum Declaration of Mr. Smart Vanijya Pvt Ltd. (herein after referred to as 'the Company') Promoter of the on-going project named EMBEE DELIGHT at Kadamtala, Opp- Durgamandir, On Asian Highway - II, P.O. - Kadamtala, P.S. - Meligata, Dist. Darjeeling - 734010 WB, INDIA.

Smart Vanijya Pvt Ltd. (represented by its Director, Mr. Vinod Bansal), 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 Conveyance 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-2834 for the year 2006 and Book No-1, Volume No-145, Pages 9 to 20, being Document No-2828 for the year 2006.

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.

SUBMITTED FOR IDENTIFICATION BEFORE MR. JUDGE IDENTIFICATION

03 MAY 2019

Saran Roy
Ramesh K. ...
NOTARY
SILIGURI

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.PVT. LTD.

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 30th day of April, 2019

SMART VANIJYA.PVT. LTD.

Vineet Bansal

Director

Mr. VINEET BANSAL

DIRECTOR

DIN- 02230337

AFFIDAVIT

Solemnly Affirmed Before Me
 By... *M/S smart vanijya Pvt Ltd.*
 Of... *Kademtala*
 Identified By... *Debanant Kumar Jena*
 This The... *30rd* Day of... *May*... 2019
 at... *slg*... *AM/PM*

SOLEMNLY AFFIRMED & DECLARED
 BEFORE ME ON IDENTIFICATION

Ramesh Kr. Agarwal
Ramesh Kr. Agarwal
NOTARY
SILIGURI

03 MAY 2019

