

भारतीय गैर न्यायिक

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



শ্রীকান্তনাথ দত্ত
শিলিগুরি, পশ্চিম বঙ্গাল WEST BENGAL

37AB 345192

M/S. BUILDWORTH DEVELOPERS
Manish Kumar Agarwal
PARTNER

AFFIDAVIT CUM DECLARATION

Manish Kumar Agarwal

M/S. BUILDWORTH DEVELOPERS
Manish Kumar Agarwal
PARTNER

Nabendu Narayan Datta
Notary Govt. of India
Siliguri, Darjeeling

NON JUDICIAL S

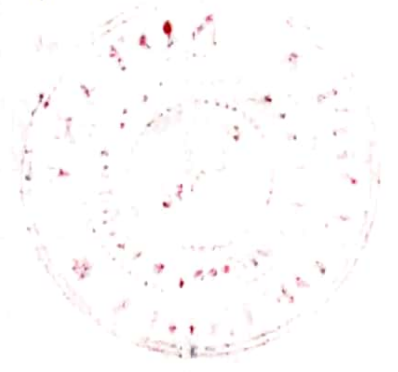
No. 1562 Date 20.1.2020

Sold to B. ul Hassan Development

of [Signature]

Value Rs. 100/- Tammot Nay

Govt. Stamp Vendor
Bagdogra
Lic. No. 546/200
07 / Darjeeling



Vertical text: 100/-

Vertical text: 100/-

M/S. BUILDWORTH DEVELOPERS
Manish Kumar Agarwal
PARTNER




Affidavit Cum Declaration of Buildworth Developers (hereinafter referred to as a Partnership Firm) promoter of the ongoing project namely "DARPAN88" lying and situated at R.S. Khatian No. 701/9, 845/1, 845/2, 845/3, 845/4, 845/5, 845/6, 845/7, 845/8, 845/9, & 845/10, corresponding to L.R. Khatian no. 1001, 1002, 1853, 1854, & 1855, comprised in R.S. Plot No. 116, 114/352, 115/355, & 116/179, corresponding to L.R. Plot No. 174, 175, 176, 181, & 182, of R.S. Sheet No. 5 corresponding to L.R. Sheet No. 4, of Mouza - Dabgram, J.L. No. 2, Pargana-Baikunthapur, P.S. Bhaktinagar, Holding No. 6/23/2189 within Ward No. 42 of Siliguri Municipal Corporation, Dist. Jalpaiguri – 734008, West Bengal.

Buildworth Developers (represented by its partner **Mr. Manish Kumar Agarwal**) promoter of the ongoing project, do hereby solemnly declare undertake and state as under:-

That the firm has a legal title of the land on which the development of the ongoing is carried out by virtue of Deed of Conveyance, being document no. I-4565 and I-4737 for the year 2018 in the name of Buildworth Developers.

1. All legally valid authentications of title of such land along with an authenticated copy of Deed of Conveyance are enclosed herewith.
2. The said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter within the date **19.05.2024**, which is 42 (Forty Two) months from the date of commencement.
4. That 70% (Seventy Percent) of the amount realized by the Partnership Firm for the Real Estate Project from the allottees (per Performa for Agreement of Sale) from time to time, shall be deposited in a separated account to be maintained in a Schedule Bank to cover the cost of construction and the land cost and shall be used only for that purpose.

M/S. BUILDWORTH DEVELOPERS
Manish Kumar Agarwal
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Raseedu Narayan Dutta
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Siliguri, Darjeeling

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Manish Kumar Agarwal
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5. That the amount from the separate account to cover the cost of the project, shall be withdrawn in the proportion to the percentage of completion of the project.
6. That the amount the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a chartered Accountant in practice that the withdrawn is in proportion to the percentage of completion of the Project.
7. That the Partnership Firm shall get the accounts audited within 6(six) months after the end of every financial year by a Chartered Accountants in practice and shall produce a statement accountants duly certified and signed by such Chartered Accountants and it shall be verified during the audit that the amount collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the Project.
8. That the Partnership Firm shall take all the pending approvals on time from the competent authorities.
9. That the Partnership Firm has furnished such other documents as have been prescribed by the rule and registration made under the Act.
10. That the Partnership Firm shall not discriminate against any allottee or allottees at the time of allotment of any agreement, plot or building as the case may be on any grounds.

I, Sri Manish Kumar Agarwal, S/o Sri Durga Parasad Agarwal, Hindu by religion, Business by occupation, Indian by citizenship, residing at 427, Khalpara, Nehru Road, P.O. Siliguri Bazar, P.S. Siliguri, District Darjeeling, in the State of West Bengal – 734005, solemnly affirm that the facts stated in paragraph 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

M/S. BUILDWORTH DEVELOPERS

Manish Kumar Agarwal
PARTNER


Nabendu Narayan Datta
Notary Govt. of India
Siliguri, Darjeeling



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 27th Day of January, 2020.

MS. BUILDWORTH DEVELOPERS

Manish Kumar Agarwal
PARTNER

Solemnly affirmed before me on this 27th Day of January, 2020 at Siliguri.

MS. BUILDWORTH DEVELOPERS

Manish Kumar Agarwal
PARTNER

Identified by

Amib K. Saha

Adv, Silg

...
Solemnly affirmed before me
By Manish Kumar Agarwal,
of Silg
Identified by Amib Kumar Saha,
this 27th day of January, 2020


Nabendu Narayan Dwita
Notary Govt. of India
Siliguri, Darjeeling