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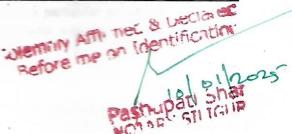
पश्चि Siliguri पश्चि WEST-BENGAL

X ...

GANAPATI CONSTRUCTION

BEFORE THE LD NOTARY PUBLIC AT SILIGURI

AFFIDAVIT CUM DECLARATION





Affidavit cum Declaration of Sri Nitesh Kharga partner of Ganpati Construction Promoter of the proposed project COSMIC ORB and authorized by the promoter of the proposed project

- I, Mr. Sri Nitesh Kharga Partner of Ganpati Construction promoter of the proposed project do hereby solemnly declare, undertake and state as under:
 - 1. That Ganpati Construction have / has a legal title to the land on which the development of the project is proposed

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 31.12.2030
- 4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
- 7. That We/ promoter shall get the accounts audited within six months after the end of every financial year by a charted accountant in practice, and shall produce a statement of accounts duly certified and singed by such charted accountant and it shall be verified during the audit that the amounts 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.



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- 9. That I/ promoter have/ has furnished such other documents as have been, prescribed by the rules and regulations made under the Act.
- 10. 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.

Sri Nitesh Kharga

GANAPATI CONSTRUCTION

PARTNER

Deponent

VERIFICATION:

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Sri Nitesh Kharga

GANAPATI CONSTRUC

PARTNER

Deponent

Verified by Me Advocate

B. COM-LLB, LLM
SILIGURI
Regn. No. F/358/251/2023

PRESIDENT OF THE PROPERTY OF T

Miters May no Jun 2.25

Pashupat Psharl 2025