

पश्चिम बंगाल WEST BENGAL

AE 896608



FORM 'B'
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Dinesh Adhikari** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20.04.2023;

I, Mr. Dinesh Adhikari, Son of Late Mahadeo Prasad Adhikari, aged 51 years, resident of Salbari, P.O. Sukna, District Darjeeling, West Bengal, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the proprietor of the firm has a legal title to the land on which the development of the on-going project is carried out
AND
a legally valid authentication of title of such land 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 30.06.2025.
4. That seventy per cent of the amounts realised 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 that purpose.

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(Signature)

OM PRAKASH GUPTA
Notary Govt. Of India
Siliguri, Darjeeling.
Regd. No - 1377

D D ENTERPRISE

(Signature)
Dinesh Adhikari
Proprietor

28 APR 2023

NO 2956 DATED 26/4/73

SELL TO D. D. Enterprise

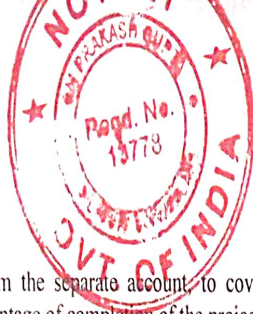
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S. K. Sarkar
S. K. Sarkar
STAMP VENDOR
A.D.S.R. Office, Siliguri
L/No-5/1975



STAMP VENDOR



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 That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / promoter 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
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.

D D ENTERPRISE
Baishakh Adhikari
Proprietor
Deponent

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 Salbari on this 28th day of April 2023.

D D ENTERPRISE
Baishakh Adhikari
Proprietor
Deponent

AFFIDAVIT
Solemnly Affirmed before me
By.....
Of.....
Certified by.....
This the.....Day of.....20

Om Prakash Gupta
OM PRAKASH GUPTA
Notary Govt. Of India
Siliguri, Darjeeling
Regd. No - 13778

Om Prakash Gupta
ADHICARI
SILIGURI
28 APR 2023