

भारतीय गैर न्यायिक

दस
रुपये
रु. 10



TEN
RUPEES
Rs. 10

INDIA NON JUDICIAL



सिद्धिचमबंगा भारत बंगाल WEST BENGAL

79AB 781754

Before the co. witness public at siliguri

Affidavit cum Declaration

Debashish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

11 MAR 2023

Sl. No. 1249 Date 07 JAN 2023
Name. Bateek Agarwal Rs 10/-
VIII.....
P.S. sly
Dist.....

Jharna Biswas
Stamp Vender Islampur Court

29AB 281254

WEST BENGAL



For the use of the Public of Sigan

Affidavit on Declaration

Stamp of the Government of India
Sigan District
Post No. 73102

11 MAR 2023



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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. PRATEEK AGARWAL Partner of M/s Vishwakarma Creations Promoter of the proposed project PARK VIEW RESIDENCY/ duly authorized by the promoter of the proposed project


I, Mr. PRATEEK AGARWAL Partner of M/s Vishwakarma Creations promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter M/s Vishwakarma Creations have / has a legal title to the land on which the development of the project is proposed

AND

alegally 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 31st March 2024.
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 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 That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.


Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
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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.

PRATEEK AGARWAL
VISHWAKARMA CREATIONS
Deponent Verification
Prateek Agarwal
PARTNER

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

Verified by me on 11/3/2023

VISHWAKARMA CREATIONS
Prateek Agarwal
PARTNER

PRATEEK AGARWAL
Deponent

IDENTIFIED BY ME
Chakraborty
ADVOCATE, SILIGURI

Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

11 MAR 2023