



AFFIDAVIT-CUM-DECLARATION

Before the Notary Public, Malda.

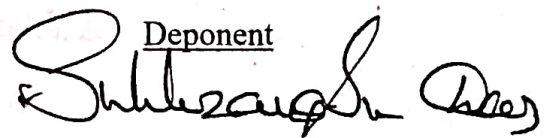
(Before the Notary Public, Malda)


I, SUBHRANGSU DAS, aged about 60 years, Son of Late Sukumar Das, by faith- Hindu, by Occupation- Business, residing at 8/7(-2) Ramkrishnapally Main Road, 'Alokananda', Police Station- English Bazar, Post Office and District- Malda, PIN code- 732101, Citizen of India being the authorized signatory on behalf of "HINDOL" i.e. the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "HINDOL" is situated at Abhirampur Road, Police Station- English Bazar, Post Office and District- Malda, PIN code- 732101, State- West Bengal.
2. That the promoter will abide by the provisions contained in Section 17 of Real Estate (Regulation & Development) Act, 2016 read with clause (n) of Section 2 relating to 'Common Area'. In case any contradiction arises in the future the deponent will be responsible for it.

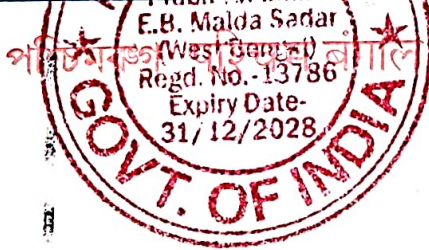
PRABIR KR. SINHA
NOTARY PUBLIC, GOVT. OF INDIA
Regd. No. 13786
Malda, West Bengal

30 AUG 2024

Deponent

The Declarant put his signature / L.T.I
in my presence and Identified by me.

ADVOCATE
Malda Bar Association, Malda.

Advocate, Malda.

Sl. No. 186771 Date **30 AUG 2024**



WEST BENGAL

35AA 157881

Before the Notary Public, Malda

AFFIDAVIT

(Before the Notary Public, Malda)

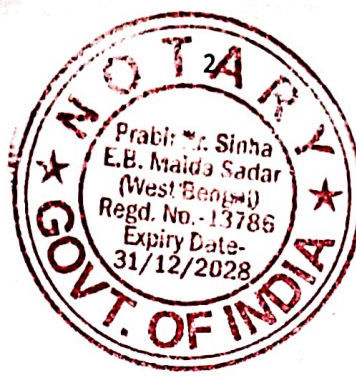
I, SUBHRANGSU DAS, aged about 60 years, Son of Late Sukumar Das, by faith- Hindu, by Occupation- Business, residing at 8/7(-2) Ramkrishnapally Main Road, 'Alokananda', Police Station- English Bazar, Post Office and District- Malda, PIN code- 732101, Citizen of India being the authorized signatory on behalf of "HINDOL" i.e. the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Agreement for sale of our "HINDOL" is in accordance to Annexure A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.
2. That none of terms and conditions of the Agreement to sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & West Bengal Real Estate (Regulation & Development) Rules, 2021.

PRABIR KUMAR SINHA
NOTARY PUBLIC, GOVT. OF INDIA
Regd. No. - 13786
Malda, West Bengal

P.T.O

30 AUG 2024
Subhrangsu Das



3. That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 & West Bengal Real Estate (Regulation & Development) Rules, 2021 in that case provisions of Act & Rules shall prevail in those cases.
4. That if any contradiction arises in the future the deponent will be responsible for it.

Deponent

The Declarant put his signature /
L.T.I in my presence and Identified
by me.

Advocate, Malda.

ADVOCATE
Malda Bar Association, Malda

Sl. No. 186774 Date,

30 AUG 2024



PRABIN K. SINHA
NOTARY PUBLIC, GOVT. OF INDIA
Regd. No. - 13786
Malda, West Bengal

30 AUG 2024

भारतीय गैर न्यायिक

बीस रुपये

रु. 20

भारत

Rs. 20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

Prabir K. Sinha
E.B. Malda
West Bengal
Regd. No.-13786
Expiry Date-
31/12/2028

WEST BENGAL

35AA 157882

FORM- B

Before the Notary Public, Malda.

[see rule 3 (4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of "NIVAJ PROJECTS PRIVATE LIMITED" promoter of the proposed project / duly authorized by the promoter of the proposed project "HINDOL" vide its/his/their authorization dated 30/08/2024:

I, SUBHRANGSU DAS, aged about 60 years, Son of Late Sukumar Das, by faith- Hindu, by Occupation- Business, residing at 8/7(-2) Ramkrishnapally Main Road, 'Alokananda', Police Station- English Bazar, Post Office and District- Malda, PIN code- 732101, Citizen of India being the authorized signatory on behalf of "HINDOL" i.e. the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

PRABIR K. SINHA
NOTARY PUBLIC, GOVT. OF INDIA
Regd. No.-13786
Malda, West Bengal

30 AUG 2024

P.T.O

Subhrangsu Das

1. That "HINDOL" has a legal title to the land on which the development of the proposed project is to be carried out 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 here with.
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 06.08.2027.
4. That seventy per cent of the amounts realised by the 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.
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 only 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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

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 Malda on this ____ day of ____, 2024.

Subhanga Das

Deponent

Payel Poddar
Advocate, Malda.

PRABIR KR. SINHA
NOTARY PUBLIC, GOVT. OF INDIA
Regd. No.-13786
Malda, West Bengal

ADVOCATE
Malda Bar Association, Malda

Sl. No. 186775 Date, 30 AUG 2024

30 AUG 2024

