

74AB 990088

BEFORE THE LD NOTARY PUBLICAT SILIGURI

AFFIDAVIT CUM DECLARATION

Con td. ..P/2.

Solemnly Affirmed & Declared
in presence of Identification
29/04/2024
Ratan Kr. Bagchi
NOTARY
SILIGURI

Ashiyana Builders & Developers

Prem Gupta
Partner

29 APR 2024

NON JUDICIAL STAMP

SI. No. 370 P Dated 24 APR 2024
Name Ashiyana Builders & Developer
of [Signature]
Value Rs. 10/- (Rupees Ten only)

BABY SAHA
Govt. Stamp Vendor
Siliguri Court
License No. 172/RM, dated-24/07/15



AFFIDAVIT CUM DECLARATION
BEFORE THE LD NOTARY PUBLIC AT SILIGURI

Con. to B.S.

[Faint, mirrored text from the reverse side of the stamp, including 'Affirmed & Declared by' and 'Siliguri, West Bengal']

[Handwritten signature]

FORM 'B' [See rule 3 (4)1]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. PREM GUPTA** partner of **ASHIYANA BUILDERS & DEVELOPERS** Promoter of the proposed project **ASHIYANA OASIS RESIDENCY** duly authorized by the promoter of the proposed project.

I, **Mr. PREM GUPTA** Partner of **ASHIYANA BUILDERS & DEVELOPERS** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **ASHIYANA BUILDERS & DEVELOPERS** 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 **31.03.2026**

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 That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.

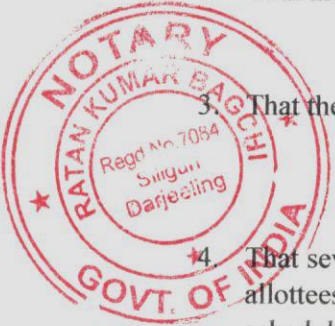
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That We/ promoter shall get the accounts audited within six months after the end of every financial year by a 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

Solemnly Affirmed & Declared
in presence of Identification
29/03/2024
Ratan Kr. Bagchi
NOTARY
GOVT.

Ashiyana Builders & Developers

Prem Gupta
Partner



29

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.

PREM GUPTA

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 on 29/4/24

PREM GUPTA
Ashiyana Builders & Developers
Prem Gupta
Partner

Deponent

Identified by me

Nabonita Sen.
Advocate

Nabonita Sen
Advocate
E/No.- F-851/790/2004
Siliguri Court



Solemnly Affirmed & Declared
in the presence of Identification
29/04/24
Ratan Kr. Bagchi
NOTARY
Siliguri

AFFIDAVIT

Solemnly Affirmed before me

By Prem Gupta

of Siliguri

Identified by Nabonita Sen

This the 29th Day of Apr 2024

at Silg. 1.40 am/pm