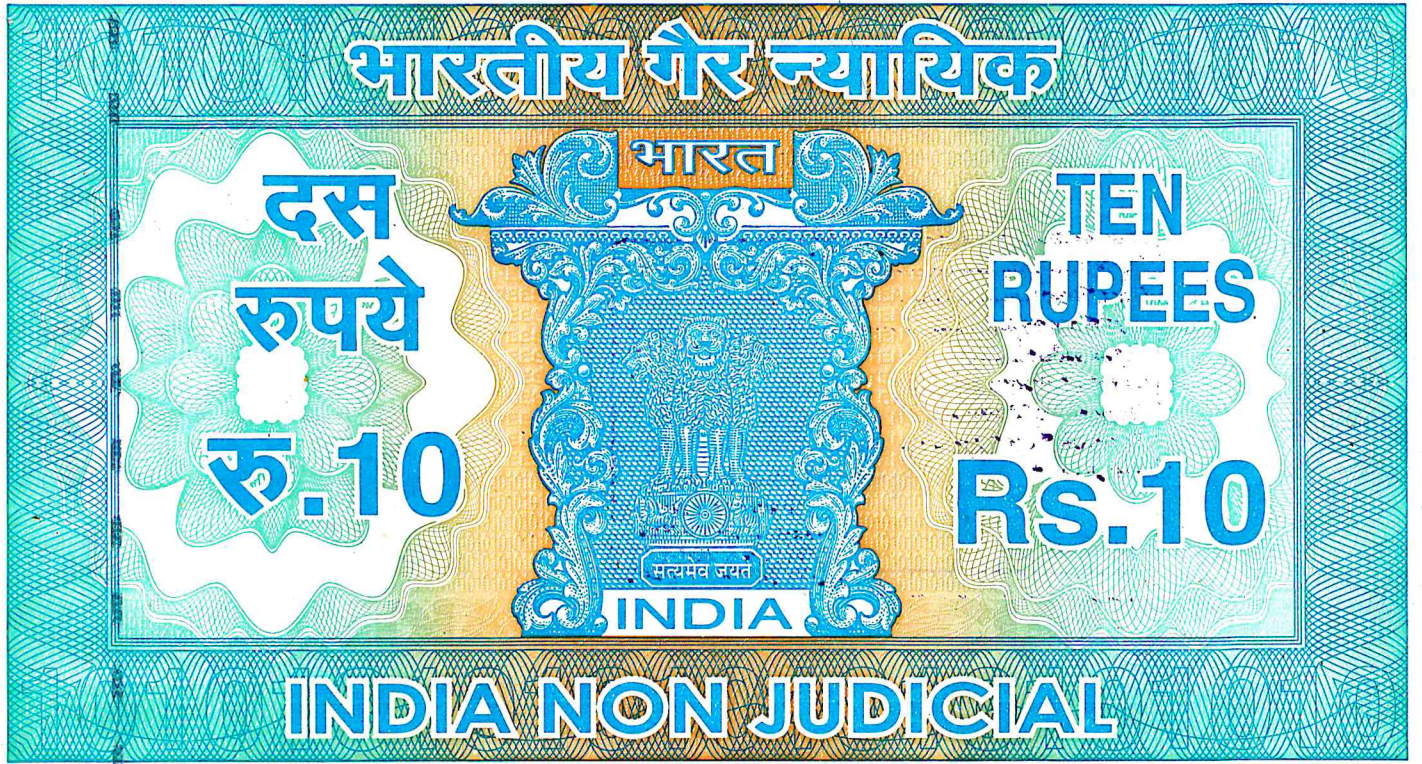




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

04AC 563281



BEFORE THE NOTARY PUBLIC AT SILIGURI,
DISTRICT DARJEELING

FORM "B"

{ See rule 3(4) }

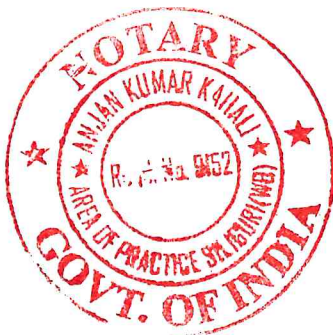
Affidavit Cum Declaration

Affidavit cum Declaration of **SRI AYAN PRADHAN** son of Sri Anupam Kumar Pradhan, aged about 31 years, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of D-3, Agamoni Apartment, B.M Sarani, Mahananda Para, P.O & P.S. Siliguri, District Darjeeling – 734001 duly authorized by the promoter of the proposed project, vide his authorization dated 18.06.2024.

Anjan Kumar Kahali
09/04/25
Anjan Kumar Kahali
NOTARY
(Govt. Of India)
Regd. No.-9152/2011
Siliguri / Darjeeling

19 MAR 2025

SL NO.	4483
Purchaser	Ayan Pradhan
Full Address	
Total Value	Rs. for the
Want of Stamps	
Deposit is Made with	
Stamps Purchased from	13 MAR 2025
Treasury on	
Stamp Vendor Jogendra Nath Roy L.C. No.-72/59 Hakubari-Cooch Behar	



Ayan Pradhan

:2:

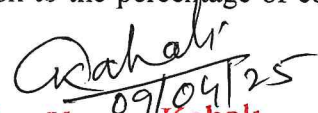
I, **SRI AYAN PRADHAN** son of Sri Anupam Kumar Pradhan, aged about 31 years, Hindu by Religion, Indian by Nationality, Business by Occupation, resident of D-3, Agamoni Apartment, B.M Sarani, Mahananda Para, P.O & P.S. Siliguri, District Darjeeling – 734001 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That Smt. Chinu Chakraborty wife of Sri Amitlal Chakravorti, Sri. Biswajit Kundu son of late Manik Kundu, Sri. Ayan Pradhan son of Sri Anupam Pradhan and Sri. Anjan Kumar Kahali son of late Surajit Kumar Kahali have a legal title to the land on which the development of the project is proposed

A N D

A legally valid authentication of title of such land along with authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

1. That the said land is free from all encumbrances
2. That the time period within which the project shall be completed by Promoter is 30th. day November 2026.
3. That seventy percent of the amounts realized by promoter for the real estate project from all 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.
4. 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.
5. 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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.


Anjan Kumar Kahali
NOTARY
(Govt. Of India)
Regd. No.-9152/2011
Siliguri / Darjeeling



:3:

6. That Promoter shall take all the pending approvals on time, from the competent authorities.
7. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
8. 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

For Sreejan Green

Ayan Pradhan
(Sri Ayan Pradhan)

Deponent

Verification

The contents of my above Affidavit cum declaration are true and correct and nothing material has been concealed by me there from

Verified by me at Siliguri, on this the 9th day of April 2025.

AFFIDAVIT
SOLEMNLY AFFIRMED BEFORE ME
by..... *Ayan Pradhan*
of..... *Siliguri*
Identified by..... *Moumita Bhowmick (Adv)*
This the *9th* Day of *April* 20*25*
at..... AM/PM.....

For Sreejan Green

Ayan Pradhan
(Sri Ayan Pradhan)

Deponent

Identified by me

M Bhowmick
(Moumita Bhowmick)
Advocate/ Siliguri

Anjan Kahali
09/04/25
Anjan Kumar Kahali
NOTARY
(Govt. Of India)
Regd. No.-9152/2011
Siliguri / Darjeeling