



35AA 370073

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **MR.VASKAR BISWAS** [PAN NO AHYPB3491M]
[AADHAR NO 9507 9835 8851], son of Late Ajit Kumar Biswas , aged about
56 years, by Faith- Hindu, by Occupation- Business , by Nationality-
Indian and residing at 94, Satyen Bose Road , Deshbandhu Para ward
no 29 (S.M.C) , P.O.- Siliguri Town , P.S.- Siliguri , Siliguri , in the
District of Darjeeling , West Bengal, Pin- 734004 . being one of the
Partner of “ **SUNSINE REALTORS** ” and being the promoter of the
proposed project.

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solemnly Affirmed & Declared
Before me on Identification

23 NOV 2024
Pashupati Shar
NOTARY SILIGURI

14 NOV 2024

Sl. No. 8799 Date Rs 20/
Name Sunshine Realtors
Vill.
P.S. Sbg
Dist.

Jharna Biswas
Stamp Vender Islampur Town

14 NOV 2024

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I, **MR.VASKAR BISWAS** , Partner of “ **SUNSINE REALTORS** ” and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **ALL LANDLOAD NAME**

A. SWAPAN KR. GHOSH S/O LATE NARAYAN CHANDRA GHOSH

B. SHYAMAL GHOSH S/O LATE NARAYAN CHANDRA GHOSH

C. SUBRATA GHOSH S/O LATE NARAYAN CHANDRA GHOSH

D. AMLAN GHOSH S/O LATE NARASH CHANDRA GHOSH

have 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 herewith.

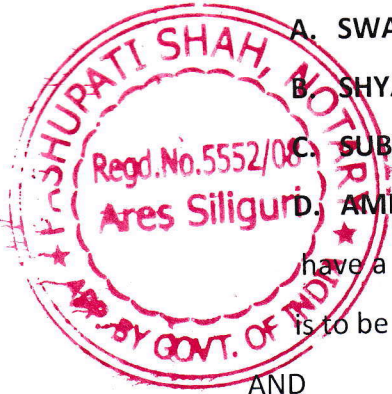
2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoters is (**DELEVERY DATE OF PROJECT 31ST DECEMBER 2027**).

4. That seventy per cent of the amounts realized by the promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



*Verifying and Declaring
before me an Identity Card*
73 NOV 2026
Pashupati Shah
NOTARY PUBLIC, SILIGURI

7. That promoters 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.

8. That the promoters shall take all the pending approvals on time, from the competent authorities.

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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.

SUNSHINE REALTORS

[Signature]
Partner

Deponent

The contents of the 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 23rd day of November, 2024.

SUNSHINE REALTORS

[Signature]
Partner

Deponent
Identified by me

[Signature]
I solemnly Affirm & Declare
Before me on Identification
23 NOV 2024

Pashupati Shar
NOTARY SILIGURI

[Signature]
Advocate