

भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL



चम बंगाल WEST BENGAL

33AA 795498

KITE DEVELOPERS
Madhup

Partner

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **MR. PRADIPTA SAHA** [PAN NO AYKPSS248Q] [AADHAR NO 5475 7308 8039 .], son of Prosenjit Saha, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at A.P.C Sarani ,Deshbandhu Para , Post- Siliguri town ,PS- Siliguri, Ward no 29 (S.M.C), Dist – Darjeeling , WB, Pin – 734004, Partner of "KITE DEVELOPERS" and being the promoter of the proposed project.

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

29/04/24
PASHUPATI SHAH
NOTARY, SILIGURI

Cont...P-2

shall be verified during the audit that the amounts collected for a particular project have

NON Judicial Stamp

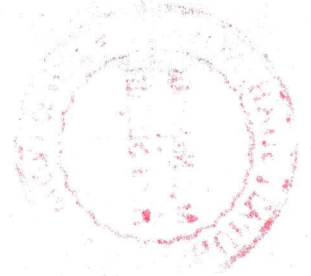
Sl. No. 6447 Date 22-02-25

Sold to Kite Developers

Of SN

Rs. 20 (Rupees twenty)

Subhan K. Choudhary
Stamp Vendor
Siliguri Court
L. No. 175 / P



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FORM 2

Affidavit on Oath

NO 5475 7308 8039 (son of ... by Nationality ... of ... and being the ...)

Contd...

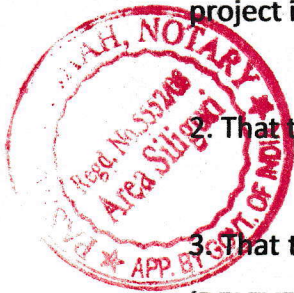
RECEIVED ... 22-02-25

I, **MR. PRADIPTA SAHA** , Partner of **"KITE DEVELOPERS"** and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **LANDLOAD NAME IS SMT –SURYATAPA DASGUPTA BANERJEE@ SURYATAPA BANERJEE (PAN ACVPB3008L) (ADHAR-3852 6584 5785)**
2. 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 IS 31ST DEC :28.).

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.

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

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.



KITE DEVELOPERS

Pradeep Saha
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 29th day of Feb, 2024.

AFFIDAVIT
Solemnly affirmed before me
by Pradeep Saha
of Siliguri
Identified by Sanchit Kati
on this the 29th day of Feb, 2024

KITE DEVELOPERS

Pradeep Saha
Partner

Deponent
Identified by me

[Signature]

Advocate

**SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION**

[Signature]
PRADIPATI SHAN
NOTARY, SILIGURI