



11AC 949792

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

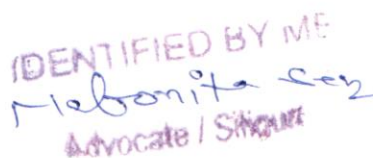
Affidavit cum Declaration of Mr. Amit Poddar, partner of SHREYSTH PLAZA MAKER LLP, duly authorized by the promoter "SHREYSTH PLAZA MAKER LLP" of the proposed project 'Sailo Kutir', vide their authorization dated 22/06/2026;

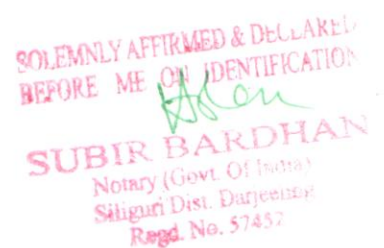
I, Amit Poddar duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. We at SHREYSTH PLAZA MAKER LLP through its promoters have the 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 ownership of land 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 promoter is 31st December, 2029.

SHREYSTH PLAZA MAKER LLP


Partner

IDENTIFIED BY ME

Advocate / Siliguri

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

SUBIR BARDHAN
Notary (Govt. Of India)
Siliguri Dist. Darjeeling
Regd. No. 57452

24 JUN 2026

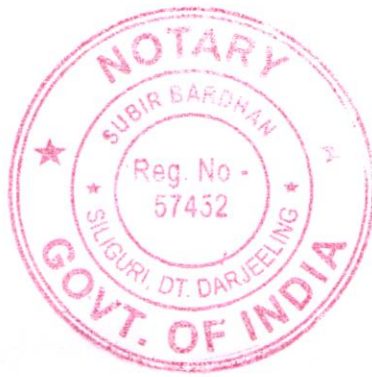
JUDICIAL STAMP

1364 Date 13.11.25

Shreyas Plaza Makers LLP

10/

Tammo Roy
Govt. Stamp Vendor
Bagdogra
Lic. No. 545/RM
07 / Darjeeling



4. That seventy per cent of the amounts to be realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

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 at Siliguri on 22nd day of June 2026.

For SHREYSTH PLAZA MAKER LLP

SHREYSTH PLAZA MAKER LLP

Partner


Partner

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION


SUBIR BARDHAN
Notary (Govt. Of India)
Siliguri Dist. Darjeeling
Regd. No. 57452

AFFIDAVIT

Solemnly Affirmed before me
by Mr. Amit Podder
of Sig

Identified by M. S. S. (Adv)
This the 24th day of June 2026
at Sig AM/PM

IDENTIFIED BY ME
M. S. S. S. S.
Advocate / Siliguri

24 JUN 2026