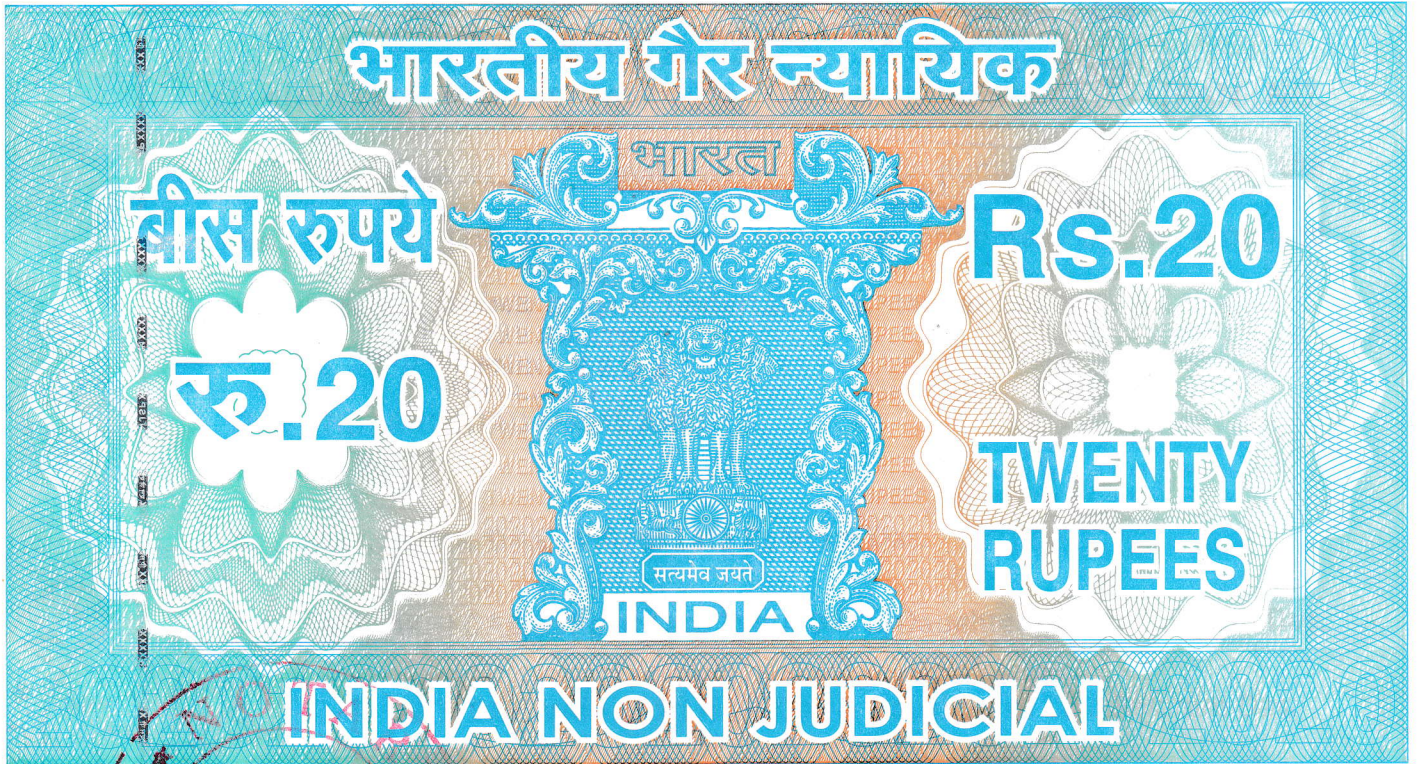


WEST BENGAL

30AA 686568

FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of **SRI SHYAMAL BISWAS** [AADHAR NO. 4865 4168 0210] [PAN NO. AMTPB1319A], Son of Late Ranjit Biswas @ Ranjit Kumar Biswas, aged about 42 years, by Faith – Hindu, by Occupation – Business, by Nationality – Indian and residing at B.B.D. Colony, S.N.T. Godown Road By Lane, Pradhan Nagar, Siliguri, within the Siliguri Municipal Corporation area under Ward No. 02, Post Office & Police Station – Pradhan Nagar, Pin Code – 734003, in the District of Darjeeling, in the State of West Bengal, one of the Partners of “**M/S. THE JUPITOR**” and being the promoters of the proposed project.

KAUSHIK GOSWAMI
Notary Public, Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. 04/06/27

Cont...P-2

NO. 1015 DATED 8/5/28
SOLD TO Mrs The Jupia
OF of
RUPEES 29

S.K. Sarkar
(S. K. Sarkar)
STAMP VENDOR,
A.D.S.R. Office, Siliguri
I/No-8/197F

I, **SRI SHYAMAL BISWAS [AADHAR NO. 4865 4168 0210] [PAN NO. AMTPB1319A]**, Son of Late Ranjit Biswas @ Ranjit Kumar Biswas, one of the Partners of "**M/S. THE JUPITOR**" and being the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **THE LANDLOAD NAME ARE:**

A. **SMT. PUTUL DAS**, Wife of Late Balaram Das.

B. **SMT. AKHI DAS**, Wife of Late Tabul Das & Daughter of Late Balaram Das.

C. **SMT. DIPTI DEY**, Wife of Sri Arup Day & Daughter of Late Balaram Das.

D. **SMT. RAKHI DUTTA**, Wife of Sri Biswajit Dutta & Daughter of Late Balaram Das. &

E. **SRI RAJIB KUMAR DAS**, Son of Late Balaram Das.

Have a legal title to the land on which the development of the proposed project is to be carried out.

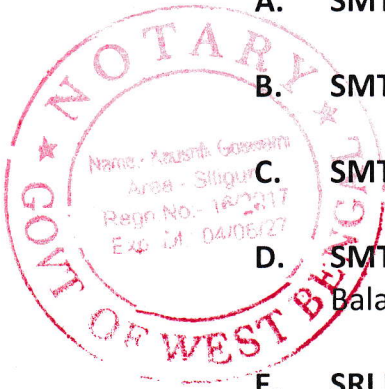
AND

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.



NAUSHIK GOSWAMI
Notary Public, Govt. of West Bengal
Siliuguri, Darjeeling
Reg. No. 16/2017

14 MAY 2025

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 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.

M/s. THE JUPITOR

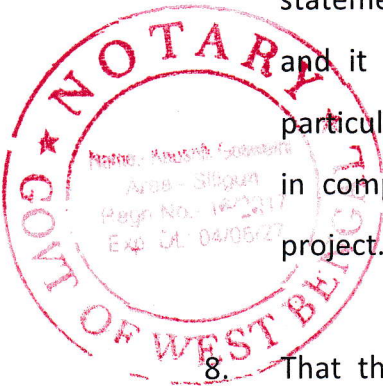
Partner

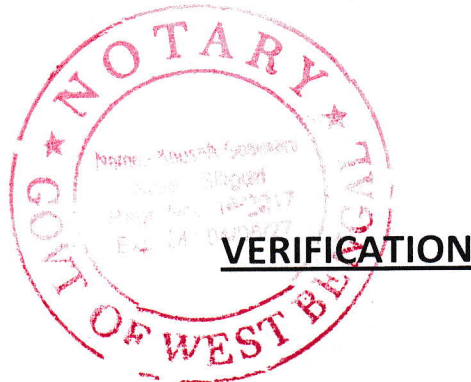
DEPONENT

(MR. SHYAMAL BISWAS)

KAUSHIK GOSWAMI
Notary Public, Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. on 14/05/2025

14 MAY 2025





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 14th day of May, 2025.

M/s. THE JUPITOR

[Signature]
Partner

AFFIDAVIT
Solennly affirmed before me
by Shyamal Biswas
of 58
Identified by N. S. Biswas
on this the 14 day of May, 2025

DEPONENT
(MR. SHYAMAL BISWAS)

IDENTIFIED BY ME

[Signature]
ADVOCATE

[Signature]
NAUSHIK GOSWAMI
Notary Public, Govt. of West Bengal
Siliguri, Darjeeling -
Reg. No. 16/2017
Exp. 24/07/2025

14 MAY 2025