



পশ্চিমবঙ্গ পশুপতি শাহ WEST BENGAL

74AB 764512



Shyam Construction
Pradipta Saha
Partner

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. PRADIPTA SAHA**, Son of Sri Prosenjit Saha, aged about 40 years, resident at A.P.C Sarami, Deshbandhupara, Siliguri, District-Darjeeling, Partner of SHYAM CONSTRUCTION, duly authorized by the promoter (SHYAM CONSTRUCTION) of the proposed project – “JUGAL RANI RESIDENCY”, situated at Budhha Mandir Road, Haiderpara, Post Office-Sevoke Road and Police Station – Bhaktinagar, Pin-734006, Dist. Jalpaiguri, in the state of West Bengal vide its/his/their authorization dated 16th July 2018.

I, **Mr. PRADIPTA SAHA**, Son of Sri Prosenjit Saha, aged about 40 years, resident at A.P.C Sarami, Deshbandhupara, Siliguri, District-Darjeeling, promoter (SHYAM CONSTRUCTION) of the proposed project duly

solemnly Affirmed & Declared
Before me for Identification

Pashupati Shah,
NOTARY SILIGURI

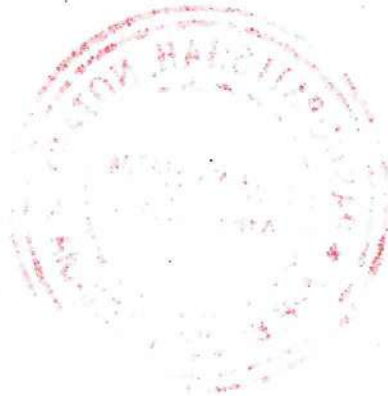
S. No. 24 Date 02/10/2023

Sold to Shyam Construction

OF Rs

Rs. 10/- (Rupees) Ten only

B. R. Ghosh
(B.R. Ghosh)
Stamp Vendor
Siliguri Court
L. No. R. M/106/1993
Darjeeling



১/১০/২৩ ১০ টাকার মূল্যে
শ্রী শ্যাম কনস্ট্রাকশন
সিলিগুরি কোর্ট
দার্জিলিং



Shyam Construction
Bhuph Sala
Partner

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

1. That (1) Smt. Rani Chakraborty, Wife of Late Jugal Chandra Chakraborty (2) Sri Ashu Chakraborty, (3) Sri Sankar Chakraborty, (4) Sri Bablu Chakraborty, sons of Late Jugal Chandra Chakraborty and (5) Smt. Babli Lahiri, Wife of Sri Tapas Lahiri, Wife of Sri Tapas Lahiri and Daughter of Late Jugal Chandra Chakraborty are the collective owners and collectively have a legal title to the land measuring (0.2072 Acres or 12 Katha 9 Chhataks) more or less, on which the development of the proposed project is to be carried out.

AND

A legally valid authentication of the title such land along with an authenticated copy of the agreement between such owners 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 the project shall be completed by the promoter is 31st December 2025.
4. THAT seventy percent of the amounts realized by me/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 bank 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 I/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

Solemnly Affirmed & Declared
Before me on Identification

Pashupati Shah,
NOTARY SILIGURI



and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/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.

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 this 07th day of November, 2023

Shyam Construction

Rajesh Saha
Partner

DEPONENT

[Signature]
IDENTIFIED BY ME
ADVOCATE, SILIGURI

Solemnly Affirmed & Declared
Before me on Identification.

Pashupati Shah
NOTARY SILIGURI