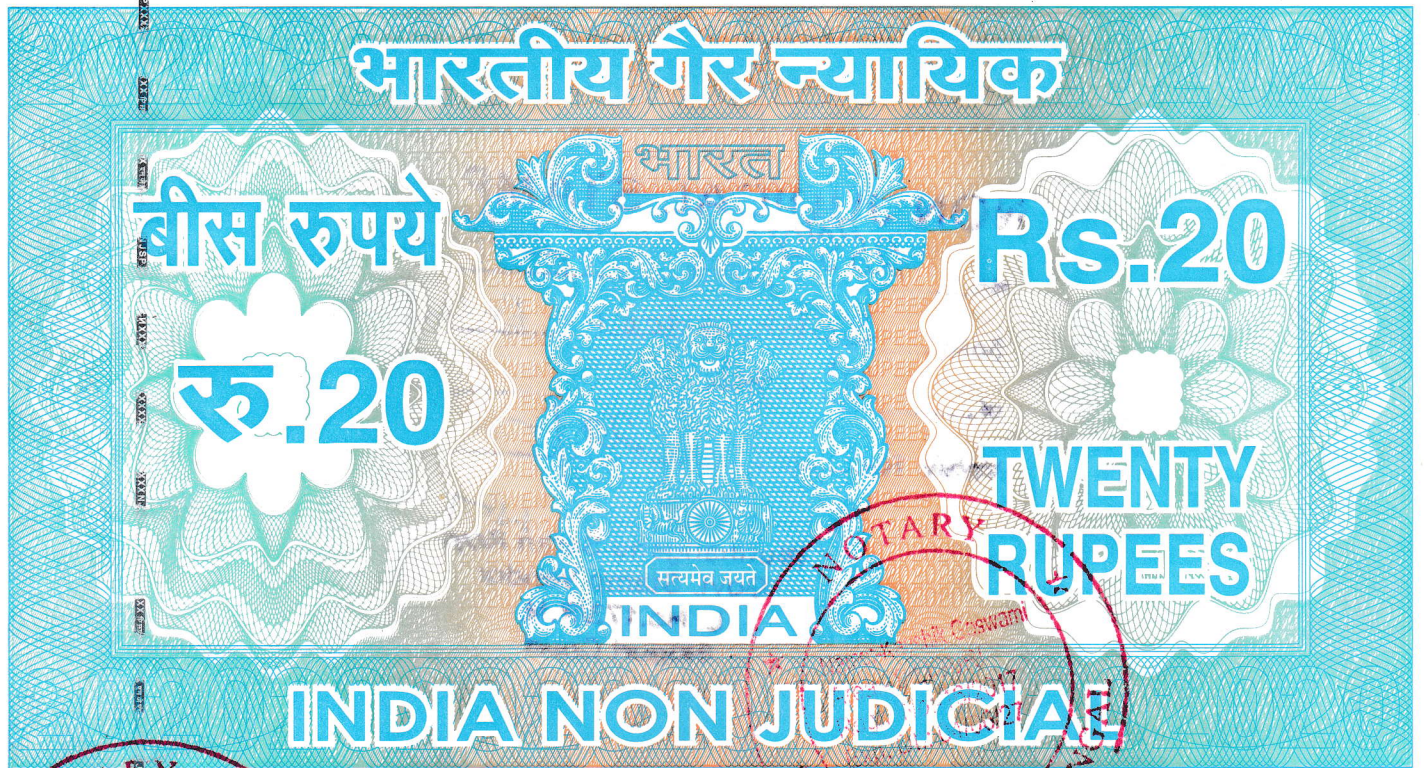




30AA 635307

FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of SRI SAIBAL DAS MAJUMDAR [AADHAR NO. 8701 4849 1042] [PAN NO. AKWPM4459R], Son of Sri Nishikanta Das Majumdar, aged about 50 years, by Faith – Hindu, by Occupation – Business, by Nationality – Indian and residing at Prafulla Chaki Sarani, Gopal More, Deshbandhu Para, Siliguri, within the Siliguri Municipal Corporation area under Ward No. 30, Post Office – Siliguri Town & Police Station – Siliguri, Pin Code – 734004, in the District of Darjeeling, in the State of West Bengal, one of its sole Proprietor of "M/S. SUBHRADEEP ENTERPRISE" and being the promoter of the proposed project.

6 AUG 2017 Cont...P-2
KAUSHIK GOSWAMI
Notary Govt. of West Bengal
Siliguri, Darjeeling
Regn. No. 16/2017

NON JUDICIAL STAMP

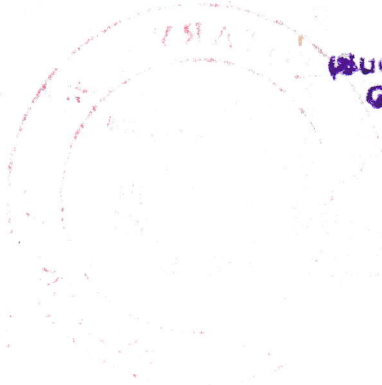
No. 2557 Date 22.7.25

Sold to Subhnadeep Enterprise

of Siliguri

Value Rs. 20/-


Budhangshu Saran Roy
Govt. Stamp Vendor
L. No. 173/R.M.
Biliguri Court



PROCESSED BY
THE OFFICE OF THE
JUDICIAL OFFICER
AND
MAGISTRATE
SILIGURI

I, SRI SAIBAL DAS MAJUMDAR [AADHAR NO. 8701 4849 1042] [PAN NO. AKWPM4459R], Son of Sri Nishikanta Das Majumdar, one of its sole Proprietor of

"M/S. SUBHRADEEP ENTERPRISE" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

A. SRI JAYANTA BALA [AADHAR NO. 9630 1473 1433] [PAN NO. APRPB9123K], SON OF LATE SITANATH BALA.

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

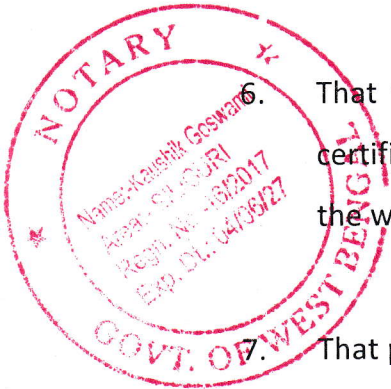
AND

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 17TH JANUARY - 2026**).
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.


6 AUG 2025
KAUSHIK GOSWAMI
 Notary Govt. of West Bengal
 Siliguri, Darjeeling
 Reg. No. 16/2017
 Exp. Dt. - 04.06.2027
 Exp. Dt. - 04.06.2027

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.



SUBHRADEEP ENTERPRISE

Saibal Das MAJUMDAR PROPRIETOR

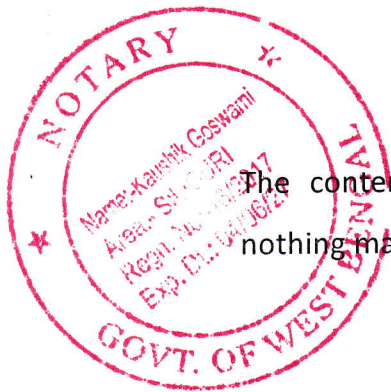
6 AUG 2025

KAUSHIK GOSWAMI
Notary Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. - 04/06/2027

DEPONENT

(MR. SAIBAL DAS MAJUMDAR)

VERIFICATION



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 06th day of August, 2025.

SUBHRADEEP ENTERPRISE

Saibal Das Majumdar PROPRIETOR

DEPONENT
(MR. SAIBAL DAS MAJUMDAR)

IDENTIFIED BY ME

Chandan Mukherjee
ADVOCATE

AFFIDAVIT
Solemnly Affirmed before me
By Mr. Saibal Das Majumdar
Of Siliguri
Identified by Mr. Chandan Mukherjee
this the 06th Day of Aug 2025

Kaushik Goswami
KAUSHIK GOSWAMI
Notary Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. - 04.06.2027