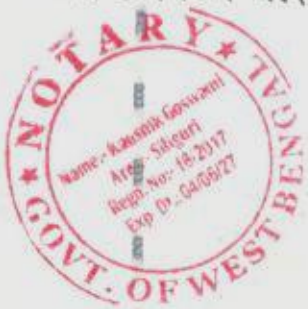




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AL 648312



BEFORE THE LD NOTARY PUBLICAT SILIGURI

AFFIDAVIT CUM DECLARATION

Con td. ..P/2.

Steel Builders

Prabir Sen

Proprietor


KAUSHIK GOSWAMI
Notary, Govt. of West Bengal
Siliguri, Darjeeling
Reg No 16/2017
Exp Dt 04-06-2027
17 FEB 2025

05 FEB 2025

NON JUDICIAL STAMP

Sl. No. 1447 Dated

Name Pinto Soho

of

Value Rs. 50/- (Rupees Fifty only)

Baby Saha
Govt. Stamp Vendor
Siliguri Court
License No 172/RM. dated 24/07/2016

FORM 'B' [See rule 3 (4)1]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Pintu Saha** proprietor of **STEEL BUILDERS** Promoter of the proposed project **SHANTI VILLA** duly authorized by the promoter of the proposed project

I, **Mr. Pintu Saha** proprietor of **STEEL BUILDERS** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **Abhijit Mukherjee & Subhrajit Mukherjee** have / has a legal title to the land on which the development of the project is proposed

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 me/ promoter is **30.12.2027**
4. That seventy per cent 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 the purpose.
5. That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 We/ 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 and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

Steel Builders

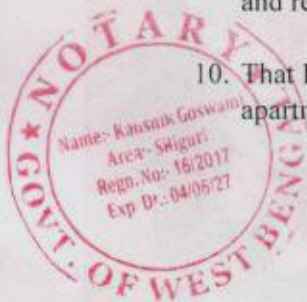
Pintu Saha

Proprietor

Kaushik Goswami
KAUSHIK GOSWAMI
Notary, Govt of West Bengal
Siliguri Darjeeling
Reg No 16/2017
Exp Dt: 04-06-2029

11 FEB 2025

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.



PINTU SAHA
Steel Builders
Pintu Saha
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 on

PINTU SAHA
Steel Builders
Pintu Saha
Proprietor
Deponent

AFFIDAVIT
Solemnly Affirmed before me

By Pintu Saha
Of Siliguri
Identified by C. Haesengka, A.M.
On 11.5 day of Feb 2025

IDENTIFIED BY ME

Chander Haesengka
ADVOCATE SILIGURI

[Signature]
KAUSHIK GOSWAMI
Notary, Govt. of West Bengal
Siliguri Darjeeling
Reg. No. 16/2017
Exp. Dt. 04-05-2027

11 FEB 2025

Steel Builders
Pintu Saha
Proprietor