



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

43AA 215937



Vyom Galaxy
Nitin Gupta
Partner

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Nitin Gupta**, Son of Sri Naresh Kumar Gupta, aged about 37 years, Rajnigandha, Sevoke Road, Siliguri, Partner of **VYOM GALAXY**, duly authorized by the promoter (VYOM GALAXY) of the proposed project – “**SRIJAN RESIDENCY**”, Salbari, Dist. Darjeeling vide its/his/their authorization dated 05th January 2022.

I, **Mr. Nitin Gupta**, Son of Sri Naresh Kumar Gupta, aged about 37 years, Rajnigandha, Sevoke Road, Siliguri, promoter (VYOM GALAXY) of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Sri Ram Kalikotay @ Ram Kumar Kalikotay, Son of Late Mani Kumar Kalikotay of Salbari has a legal title to the land (16 Katha 9

Debarish Chakraborty
Govt. of India
Siliguri, Darjeeling
Regd No. 13792
26

S. No. 91

Date 16/04/2026

Sold to Vjorn Galaxy

OF 4

Rs. 20/-

(Rupees) Twenty Only

B. R. Ghosh

Stamp Vendor

Shilgaon Court

No. R. BL/106/1993

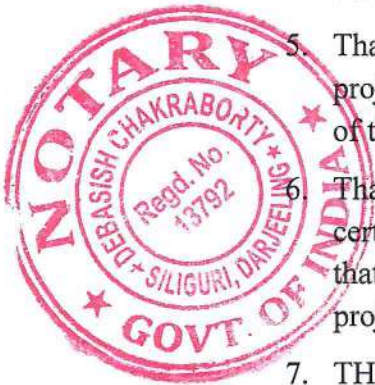
Darjeeling

Chhataks or 0.27 Acres) 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 2027.
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 That the amounts from the separate bank account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
8. That we/promoter shall take all the pending approvals on time, from the competent authorities.
9. That we/promoter have/has furnished such other documents as have been ---prescribed by the rules and regulations made under the Act.



Debashish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd No. 13792

26 MAY 2026

10. That we/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 26th day of May, 2026.



Vyom Galaxy
Nitin Gupta
Partner

DEPONENT

ADVOCATE, SILIGURI
[Signature]
IDENTIFIED BY ME

[Signature]
Debansh Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd No. 13792

AFFIDAVIT
Solemnly Affirmed before me
Nitin Gupta
Identified by
is the *26th* day of *May*, 2026

26 MAY 2026