

FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit-Cum-Declaration of **SRI KAMAL SARKAR** [AADHAR NO. 8313 3933 7561] [PAN NO. DJTPS9386A], Son of Late Amal Sarkar, aged about 42 years, by Faith – Hindu, by Occupation – Business, by Nationality – Indian and residing at 34 No. Plot, Purba Netajee Road, Alipurduar-I, within the Alipurduar Municipality area under Ward No. 03, Post Office & Police Station – Alipurduar, Pin Code – 736121, District – Jalpaiguri Now Alipurduar, in the State of West Bengal, being one of the Partner's of "**DOOARS QUAD GROUP**" and being the promoter of the proposed project.


KAUSHIK GOSWAMI
Notary Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017

Cont...P-2

19 FEB 2026

Sl.No. 50382 Date 10/2/26

Rs. 201

Name Dears Quad Group

Address Aps

Stamp Vendor- JOYPADA SARKAR
Alipurduar Court, Dist. Alipurduar

FORM B

AFIDAVIT CUM DECLARATION

...son of SRI KAMAL SARKAR (FATHER NO. 3923 3923
[PAN NO. DTP2938E], son of late Amal Sarkar (deceased) and
- business - business, by affidavit, in and bearing
Alipurduar-I, within the Alipurduar District, West Bengal
- Police Station - Alipurduar, District - Alipurduar, West Bengal
Alipurduar, in the State of West Bengal, and being the
"DEARS QUAD GROUP" and being the proprietor of the said

I, SRI KAMAL SARKAR [AADHAR NO. 8313 3933 7561] [PAN NO. DJTPS9386A], Son of Late Amal Sarkar, one of the Partner's of "DOOARS QUAD GROUP" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That THE LANDLOAD NAME'S ARE:

A. SMT. BIMALA BOTHRA [PAN NO. AHLPB2480M,], WIFE OF SRI ASHOK KUMAR BOTHRA.

B. SMT. SAMPA SARKAR (DAS) [PAN NO. DYLPD5869L], WIFE OF SRI KAMAL SARKAR.

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.

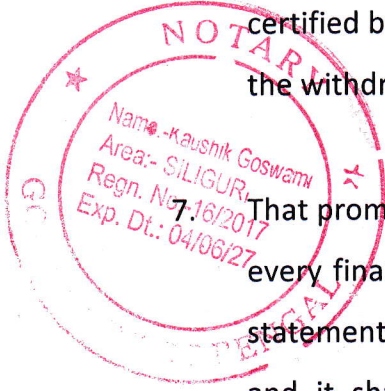
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoters is (DELEVERY DATE OF PROJECT 15TH JANUARY - 2028).
4. That seventy per cent of the amounts realized by the promoters for the real estate project from the allottees, 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.

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19 FEB 2026

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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.



DOOARS QUAD GROUP
Kamal Sarkar
Partner

DEPONENT
(MR. KAMAL SARKAR)

KAUSHIK GOSWAMI
Notary Public, West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. - 04/06/27
19 FEB 2026

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 19th day of February, 2026.

DOOARS QUAD GROUP
Kamal Sarker
Partner

DEPONENT
(MR. KAMAL SARKAR)

IDENTIFIED BY ME

Choudhury Manoj Kumar
ADVOCATE

AFFIDAVIT

Solemnly Affirmed before me

By Kamal Sarker

Of Siliguri

Identified by C. Maesengko

This the 19th Day of Feb 2026

38
KAUSHIK GOSWAMI
Notary Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. - 04 06 2027
19 FEB 2026