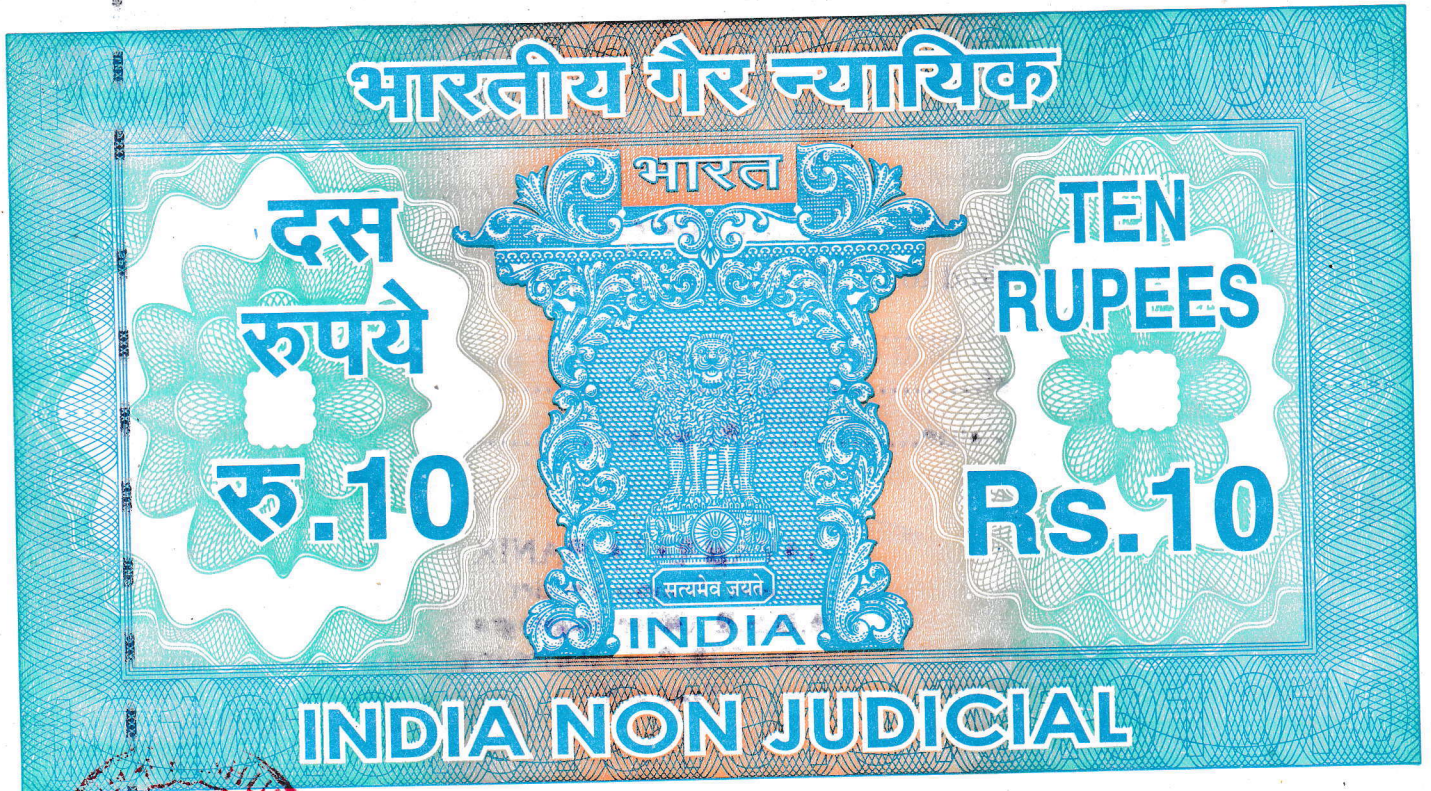




WEST BENGAL

93AB 027135

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **MR. SUDIP HOM ROY** [PAN NO- AGKPR8373H]
[AADHAR NO 8146 2777 5409 .], son of Subhash Hom Roy, by Faith- Hindu, by
Occupation- Business, by Nationality- Indian and residing at Deshbandhu Bidyapith
Road ,Deshbandhu Para , Siliguri , P.O.- Siliguri Town , P.S.- Siliguri, in
the District of Darjeeling , West Bengal, Pin - 734004. Proprietor of
"FRIENDS BUILDERS" and being the promoter of the proposed project.

Solemnly Affirmed & Declared
Before me on Identification
20/04/14
Pashupati Shah
NOTARY SILIGURI

N. J. Stamp

SL. No. 512 Date 21/03/24

Sold to FRIBNDS BUILDERS

of Siliguri

Value 10/- Rupees



JAYABRATA BANIK

Govt. Stamp Vender

A.D.S.R. Office Bagdogra

L/No- 539-R.M/Darjeeling

Year 2007



I, **MR. SUDIP HOM ROY**, Proprietor of "**FRIENDS BUILDERS**" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **LANDLOAD NAME IS SRI DEBASHIS BASU @ DEBASISH BASU ,S/O – LATE KALI KUMAR BASU BARMAN @ KALI KUMAR BOSE** 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.



That the time period within which the project shall be completed by the promoters is (**DELEVERY DATE OF PROJECT -31ST DECEMBER 2027**).

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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Summed & Declared

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.



FRIENDS BUILDERS

Sudip Hom Roy

Proprietor

Deponent

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 02 day of April, 2024.

AFFIDAVIT

Solemnly affirmed before me

By.....

Identified by

on this the day of20....

FRIENDS BUILDERS

Sudip Hom Roy

Proprietor

Deponent

Identified by me

Solemnly Affirmed & Declared
Before me on Identification

Pashupati Shah
NOTARY SILIGURI

Advocate