


पश्चिम बंगाल WEST BENGAL

39AA 729433

FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit-Cum-Declaration of SRI SUDIP HOM ROY [AADHAR NO. 8146 2777 5409] [PAN NO. AGKPR8373H], Son of Sri Subhash Hom Roy, aged about 52 years, by Faith – Hindu, by Occupation – Business, by Nationality – Indian and residing at 7/454/2, Bidya Pith, Deshbandhu Para, Siliguri, within the Siliguri Municipal Corporation area under Ward No. 27, Post Office – Siliguri Town & Police Station – Siliguri, Pin Code – 734004, District – Darjeeling, in the State of West Bengal, being one of the Proprietor of "M/S. FRIENDS BUILDERS" and being the promoters of the proposed project.


19 8 DEC 2025
KAUSHIK GOSWAMI
Notary Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp Dt - 04.06.2027

Cont...P-2

SL No 1532 Date 28/11/25
Sold to Sudh French Builders
of sl
Rs. 205 Rupees (Qruin)

Ritu Yadav
Stamp Vendor
Sign Court
L-10, Sector 10, Gurgaon



14 DEC 2025

KATIPATI CORPORATION
HONG KONG
KATIPATI CORPORATION
HONG KONG

I, SRI SUDIP HOM ROY [AADHAR NO. 8146 2777 5409] [PAN NO. AGKPR8373H], Son of Sri Subhash Hom Roy, one of the Proprietor of "M/S. FRIENDS BUILDERS" and being the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

That **THE LANDLOAD NAME'S ARE:**

- A. SRI NIHAR KANTA SARKAR, SON OF LATE JITENDRA LAL SARKAR.
- B. SRI DHIRAJ SARKAR, SON OF LATE JITENDRA LAL SARKAR.
- C. SRI PRADIP SARKAR, SON OF LATE JITENDRA LAL SARKAR.
- D. SMT. PRATIMA SARKAR (CHOWDHURY), WIFE OF SRI TAPASH CHOWDHURY & DAUGHTER OF LATE SUBAL CHANDRA SARKAR.
- E. SRI HIMADRI SARKAR, SON OF LATE SUBAL CHANDRA SARKAR.
- F. SRI SEKHAR SARKAR, SON OF LATE SUBAL CHANDRA SARKAR.

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

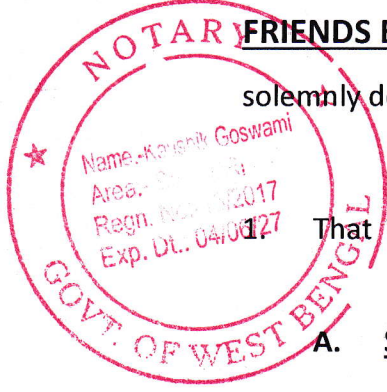
AND

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 31ST DECEMBER - 2028).

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18 DEC 2025



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 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.

FRIENDS BUILDERS

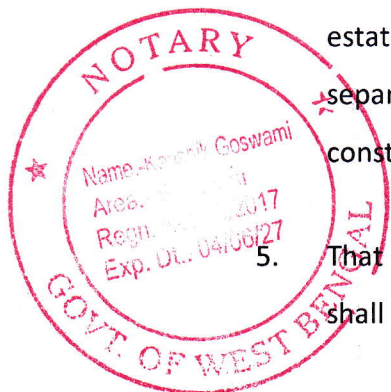
Sudip Hom Roy
Proprietor

DEPONENT
(MR. SUDIP HOM ROY)

KAUSHIK GOSWAMI
Notary Govt. of West Bengal
Siliguri, Darjeeling
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IDENTIFIED BY ME
Chandana Hossain
ADVOCATE SILIGURI



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 18th day of December, 2025.



FRIENDS BUILDERS

Sudip Hom Roy
Proprietor

DEPONENT
(MR. SUDIP HOM ROY)

IDENTIFIED BY ME

Chander Hausingra
ADVOCATE

AFFIDAVIT

Solemnly Affirmed before me

By Sudip Hom Roy

Of Siliguri

Identified by C. Hausingra, AMH

This the 18th day of Dec. 2025


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