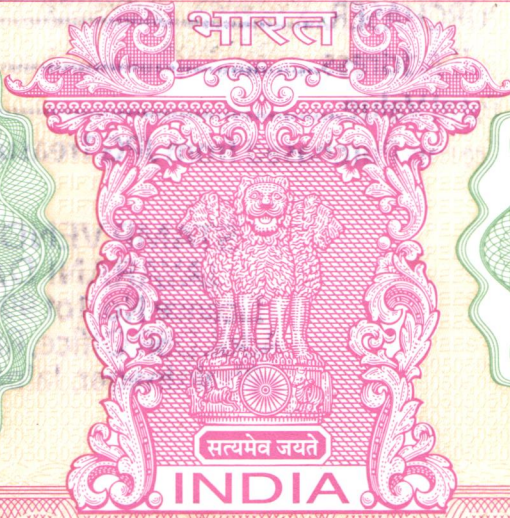


19 JUN 2025

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50

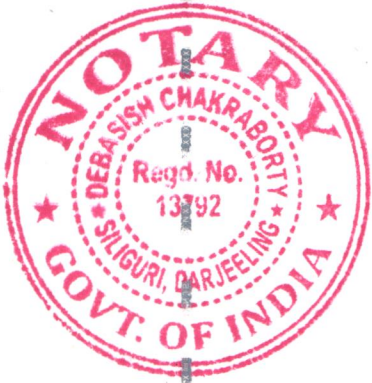


FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AL 557303



PREMIER DEVELOPERS

Rishav
Partner

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Rishav Garg** (PAN:BWPPG2391Q) (AADHAAR NO. 858841772558), Son of Sri Rupesh Kumar Agarwal, by Faith - Hindu, by Occupation - Business, by Nationality - Indian and residing at Garg Kutir, Deokota Toll, Opposite Fresh Mart, Jaygaon (CT), New Market Jaigaon, in the District of Jalpaiguri Pin: 736182, West Bengal, Partner of "Premier Developers" and being the promoter of the proposed project.

I, **Mr. Rishav Garg**, Partner of "PREMIER DEVELOPERS" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

R. Chakraborty
Advocate, Siliguri

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

19 JUN 2025

S.L.NO. 11296 Date 13.6.2025
PURCHASER Premier Developers
Full Address Siliguri
Total Value 50/-
Stamp Purchased from JPG Treasury-I

STAMP VENDOR
JAYARANI DAS
Licence No. 1 of 99-2000
Addl. DSR Office, Rajganj/
Bhaktinagar, Jalpaiguri



Stamp of the Government of India, Ministry of Coal, with text 'GOVT. OF INDIA' and 'MINISTRY OF COAL'.

1. That we the promoters 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 12/05/2028

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.

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 the 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 utilised 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.

PREMIER DEVELOPERS

Rishav
Partner
Deponent

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 June, 2025.

PREMIER DEVELOPERS

Rishav
Partner
Deponent

AFFIDAVIT

I solemnly Affirmed before me

by Mr. Rishav Gang

of Borjoran

Identified by R. Chakraborty

This the 19th day of June 2025

at AM/PM

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

19 JUN 2025

Identified by me

R. Chakraborty
Advocate/Siliguri

R. Chakraborty
Advocate, Siliguri