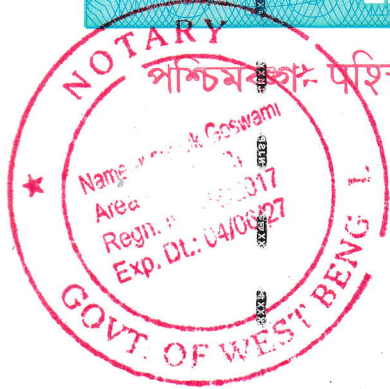
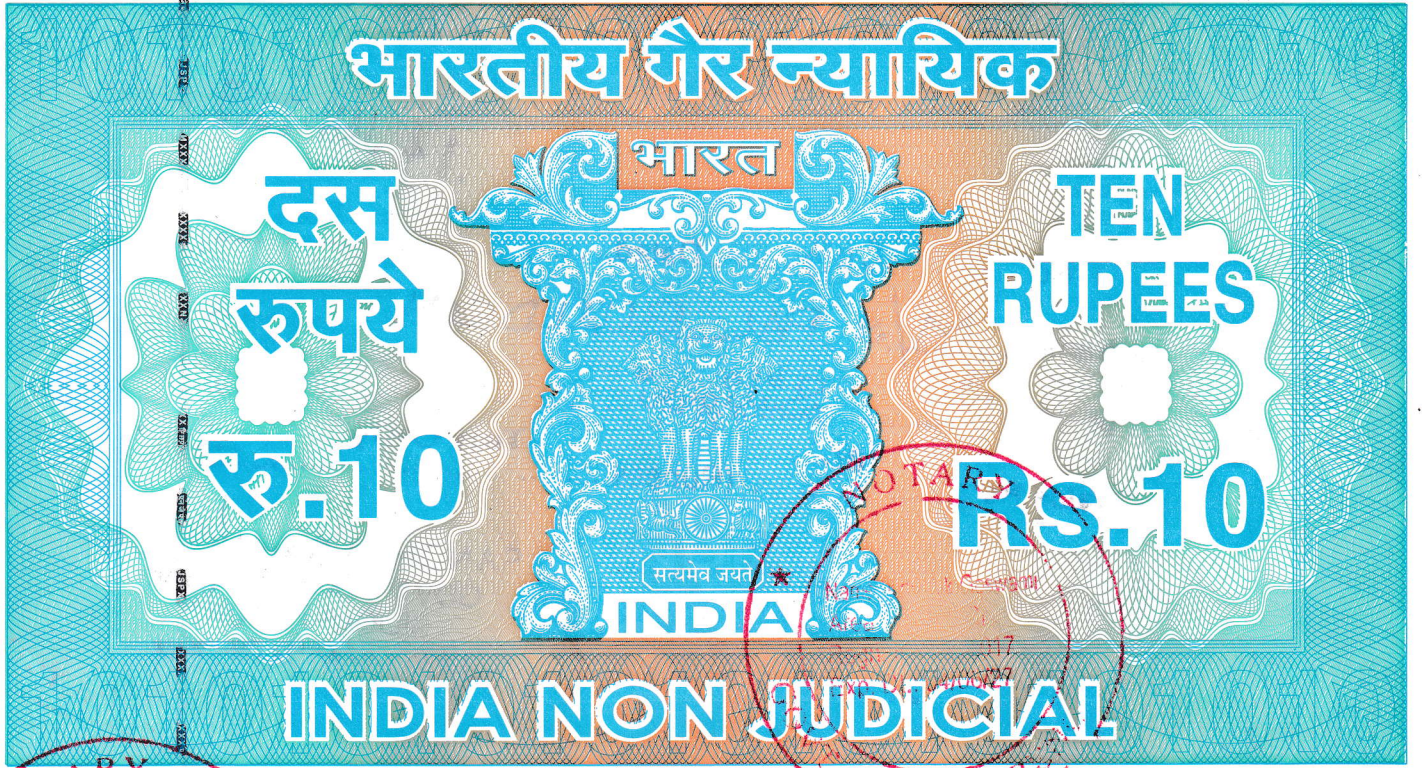




पश्चिम बंगाल WEST BENGAL

25AC 396707

FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit-Cum-Declaration of **SRI GAUTAM PAL** [AADHAR NO. 6688 5375 5030] [PAN NO. AGPPP4324B], Son of Late Nimai Pal, aged about 54 years, by Faith – Hindu, by Occupation – Business, by Nationality – Indian and residing at Raikat Para, Baraf Kaler Math, Jalpaiguri Town, within the Jalpaiguri Municipality area under Ward No. 02, Post Office – Jalpaiguri & Police Station – Kotwali, Pin Code – 735101, District – Jalpaiguri, in the State of West Bengal, being one of the Partner's of "**M/S. PAL BUILDCON**" and being the promoter's of the proposed project.

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

12 7 JAN 2028

Cont...P-2

14 JAN 2026

No ... 1603 ... Dated...

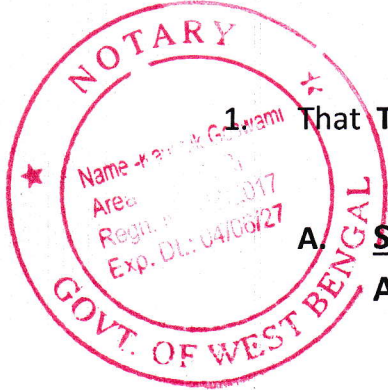
Name... M/S PAL BUILD CON...

of ... Siliguri ...

Value Rs ... 10/- ... (Rupees ... Ten Only)

SANDHYA SAHAJGOOL
GOVT STAMP VENDOR
SILIGURI COURT
LNo - 174/RM OF 2026

I, SRI GAUTAM PAL [AADHAR NO. 6688 5375 5030] [PAN NO. AGPPP4324B], Son of Late Nimai Pal, one of the Partner's of "M/S. PAL BUILDCON" and being the promoter's of the proposed project do hereby solemnly declare, undertake and state as under:



1. That THE LANDLOAD NAME'S ARE:

A. SMT. CHANDRANI PAL [AADHAR NO. 8587 4215 6161] [PAN NO. AHRPP8462H], WIFE OF SRI GAUTAM PAL.

B. SRI NITAI ROY [AADHAR NO. 79XXXXXXXXX4357] [PAN NO. AKKPR3080M], SON OF LATE GOPIKA RAMAN ROY.

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 - 2026).
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.


KAUSHIK GOSWAMI
 Notary Public, Govt. of West Bengal
 Silligh, Darjeeling
 Reg. No. 1017
 Exp. Dt - 04/06/2027
27 JAN 2026

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.

PAL BUILDCON

Gautam Pal
Partner

DEPONENT
(MR. GAUTAM PAL)

Kaushik Goswami
KAUSHIK GOSWAMI
Notary Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. - 04.06.2027

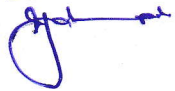
27 JAN 2026

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 27th day of January, 2026.



PAL BUILDCON

 Partner

DEPONENT
(MR. GAUTAM PAL)

IDENTIFIED BY ME

AFFIDAVIT

Solemnly Affirmed before me

By Gautam Pal

Of Talpa puzai

Identified by C. P. Hossain, AMN

This the 27th Day of Jan, 2026


 ADVOCATE


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