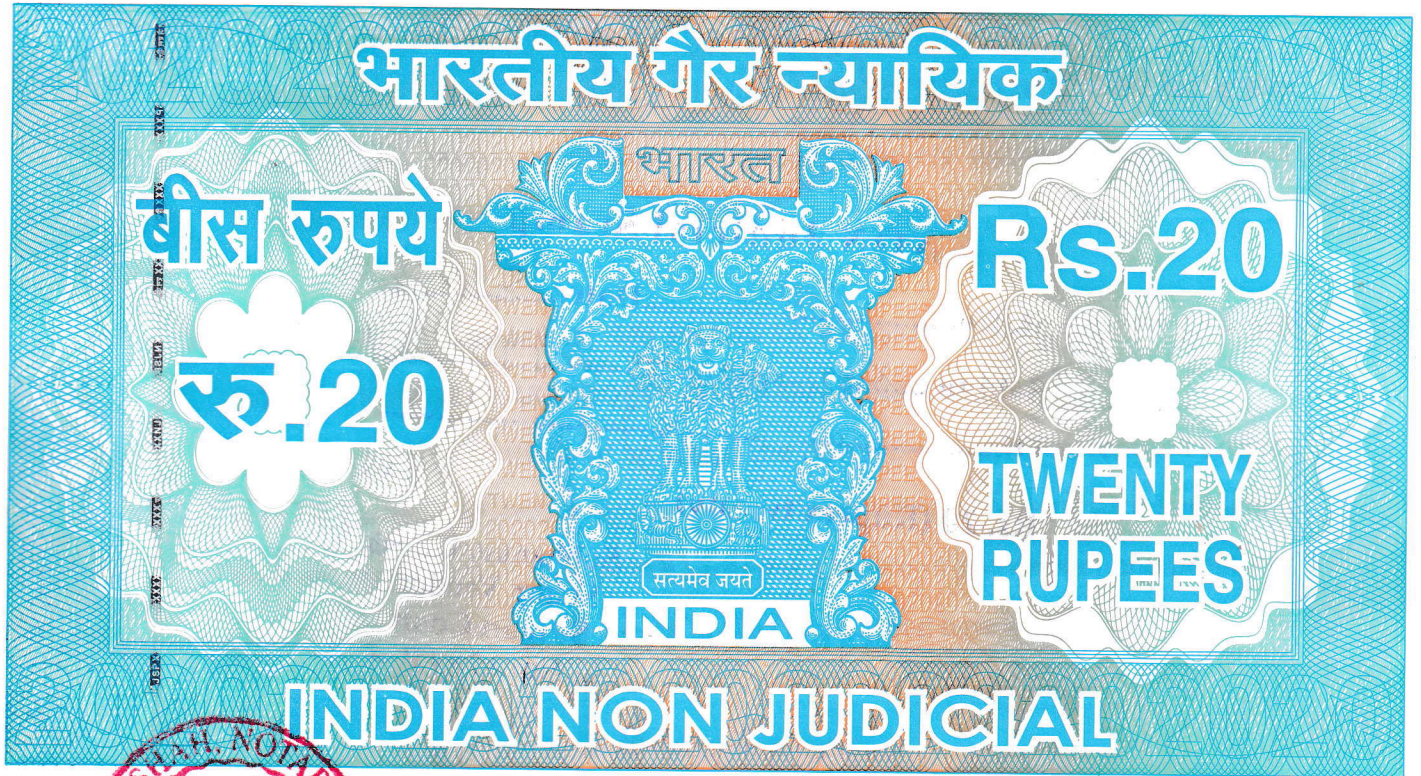




WEST BENGAL

30AA 629166

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **MR. SANJOY GHOSH ROY** [PAN NO AGLPR9398D] [AADHAR NO...8205 0579 7610], son of Sri. Nishit Ghosh Roy , by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at Mantosh Roy Sarani ,Deshbandhu Para, Ward No – 29 , P.O.- Siliguri Town , P.S.- Siliguri, in the District of Darjeeling , West Bengal, Pin- 734004, Partner of “**SRIJA CONSTRUCTION** ” and being the promoter of the proposed project.

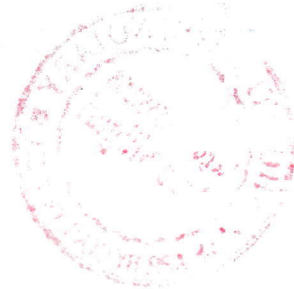
Solemnly Affirmed & Signed
Before me on 21/03/17
Pashupati Shah
NOTARY SILIGURI

Cont...P-2

NON Judicial Stamp

Sl. No. 694 Date..... 8-2-24
Sold to Snijay construction
Of..... SN
Rs. 20 (Rupees twenty)

Subhanka. Ghosh
Stamp Vendor
Siliguri Court
L. No. 175 / P.





I, Sanjoy Ghosh Roy, Partner of **"SRIJA CONSTRUCTION"** and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **LANDLOAD NAME** is **SRI PRADIPTA BHASKAR CHAKRABORTY S/O- SRI SWAPAN KUMAR CHAKRABORTY @SWAPAN CHAKRABORTY**

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



Srija Construction
Sangay Chash Roy
Partner

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 21st day of March, 2024.

Srija Construction
Sangay Chash Roy
Partner

Deponent
Identified by me

AFFIDAVIT
Solemnly affirmed before me
of
identified by
in this the .. day of20....

Solemnly Affirmed & Declared
Before me on Identification
21/03/24
Pashupati Shah
NOTARY SILIGURI

Advocate
R. Chakraborty
Advocate, Siliguri