



पश्चिम बंगाल WEST BENGAL

BEFORE THE LD NOTARY PUBLIC AT SILIGURI

30AA 626332

AFFIDAVIT CUM DECLARATION

Con td.p/2.


OM PRAKASH GUPTA
Notary Govt. Of India
Siliguri, Darjeeling
Regd No.- 13778

10 FEB 2025



NON JUDICIAL STAMP

10 DEC 2024

Sl. No. 1032 Dated

Name Nss Builders

of

Value Rs. 20/- (Rupees Twenty only)

Baby Saha
Govt. Stamp Vendor
Siliguri Court
Lic No 172/RM. dated 24/07/2006



OM PRAKASH MO
Notary Public for India
Siliguri, West Bengal
Lic No 172/RM

10 DEC 2024

FORM 'B' [See rule 3 (4) I]

Affidavit cum Declaration

Affidavit cum Declaration of **Sri Dibyendu Biswas** partner of **NSS Builders** Promoter of the proposed project **Shiv Shambhu Apartment** duly authorized by the promoter of the proposed project

1, Mr. **Sri Dibyendu Biswas** Partner of **NSS Builders** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **Sri Bubun Ghosh** have / has a legal title to the land on which the development of the project is proposed

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 me/ promoter is **31.12.25**

4. That seventy per cent of the amounts realized by me/ promoter 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 the purpose.

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 That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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[Signature]

8. That I/ promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/ promoter have/ has furnished such other documents as have been, prescribed by the rules and regulations made under the Act.
10. That I/ promoter 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.

Sri Dibyendu Biswas

Deponent Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me on

Sri Dibyendu Biswas

Deponent

10 FEB 2025

AFFIDAVIT

Solemnly Affirmed before me
by Dibyendu Biswas

Of Siliguri

Identified by C. Koushik

This the 10th Day of Feb 2025

OM PRAKASH GUPTA
Notary Govt. Of India
Siliguri, Darjeeling
Regd No.- 13778

IDENTIFIED BY ME

Chandran Koushik
Advocate, Siliguri