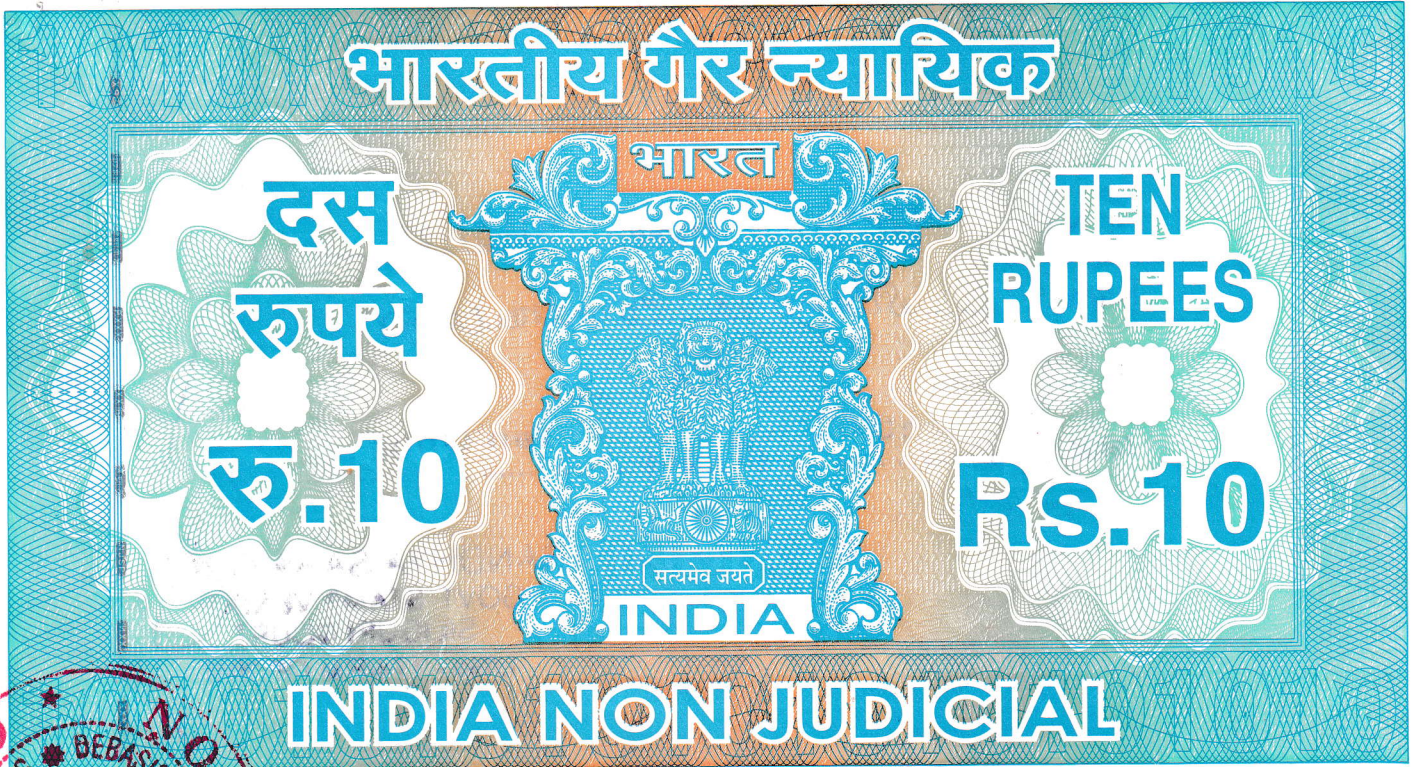




पश्चिम बंगाल WEST BENGAL

74AB 745345

FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **SRI SUBIR CHANDRA CHOWDHURY** [AADHAR NO. 9771 4857 8988] [PAN NO. AEXPC2379B], Son of Sri Sudhir Chandra Chowdhury, aged about 67 years, by Faith – Hindu, by Occupation – Business, by Nationality – Indian and residing at Dr. Himangshu Gupta Path, Ananda Mohan Bose Road, Deshbandhu Para, Siliguri, within Siliguri Municipal Corporation under Ward No. 27, Post Office – Siliguri Town, & Police Station – Siliguri, Pin – 734004, in the District of Darjeeling, West Bengal, one of the Partner of “**STHAPATYA CONSTRUCTION**” and being the promoter of the proposed project.

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

Cont...P-2

7 FEB 2020

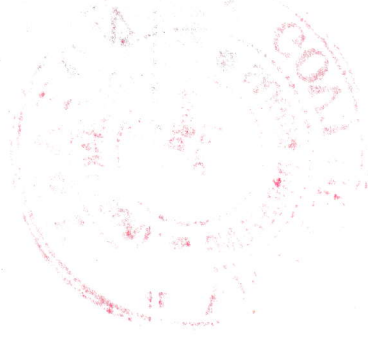
Sl NO ... 4793 ... Dated... 31/01/25

Name..... Sthapatya construction

of SU

Value Rs 10/- (Rupees Ten Only

SANDHYA SAHA GOVT
GOVT STAMP VENDOR
SILIGURI COURT
L/No - 174/RM OF 2025



I, **SRI SUBIR CHANDRA CHOWDHURY [AADHAR NO. 9771 4857 8988] [PAN NO. AEXPC2379B]**, Son of Sri Sudhir Chandra Chowdhury, one of the Partner of "STHAPATYA CONSTRUCTION" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **ALL LANDLOAD NAME ARE:**

- A. **SRI PRATUL CHAKRABORTY [PAN ADIPC8899C]**, Son of Late Pramatha Nath Chakraborty.
- B. **SRI PALLAB BHUSAN [PAN BUDPB6946C]**, Son of Late Debendra Chandra Bhusan.
- C. **SRI SHUBHARTHI BHUSAN [PAN ARDPB8967F]**, Son of Sri Pallab Bhusan.

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.

STHAPATYA CONSTRUCTION

Subir ch chowdhury
PARTNER

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

7 FEB 2025

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.

STHAPATYA CONSTRUCTION

Sushil Choudhary
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 ____ day of _____, 2025.

STHAPATYA CONSTRUCTION

Sushil Choudhary
PARTNER

Deponent
Identified by me

Chandan Hossain
Advocate

AFFIDAVIT

Solemnly Affirmed before me

by *Sushil Choudhary*

of *Siliguri*

Identified by *C. Hossain*

This the *7th* day of *Feb* 2025

at _____ AM/PM.

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

17 FEB 2025