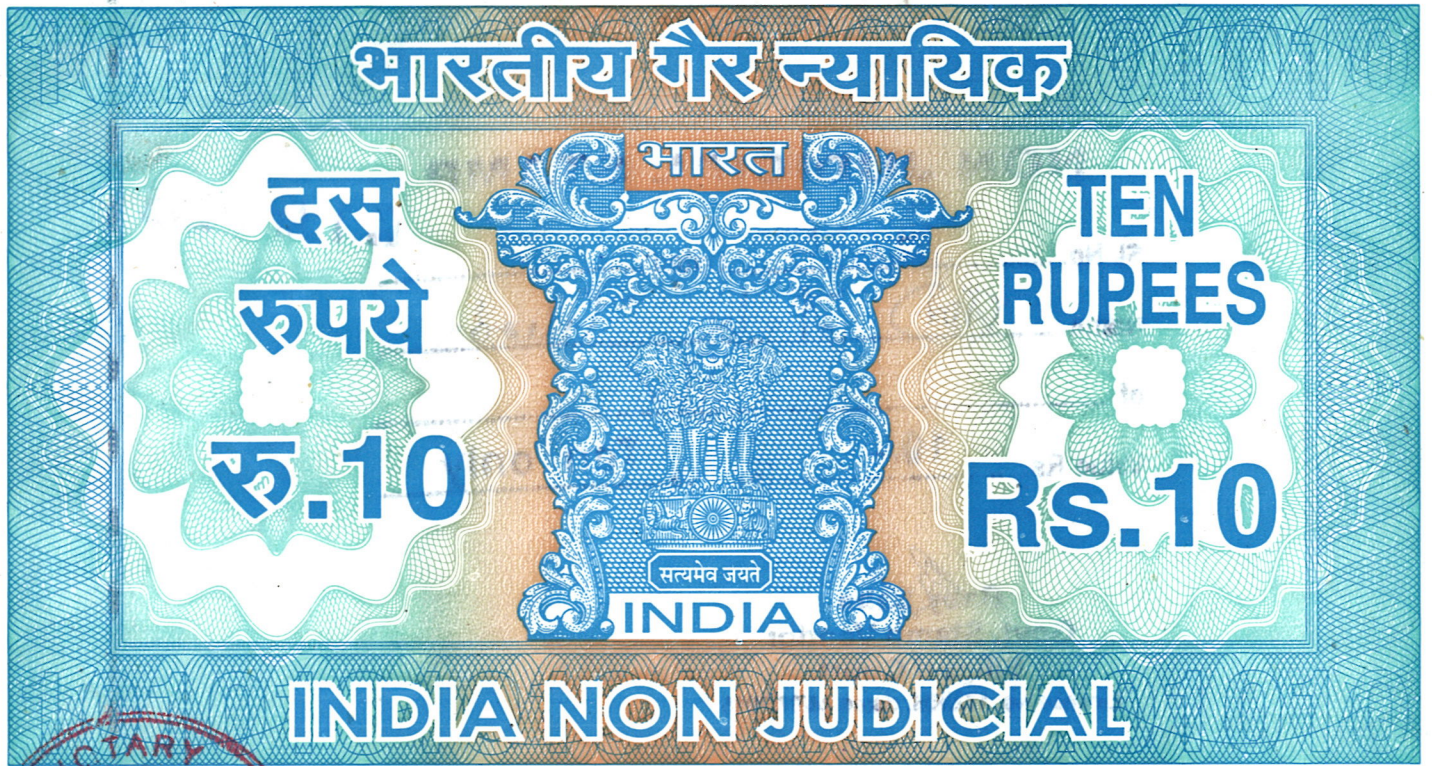




पश्चिम बंगाल WEST BENGAL

TIYAS CONSTRUCTION PVT. LTD.

Pranab Prasad Deb
Director

92AB 914869

BEFORE THE NOTARY PUBLIC AT SILIGURI

AFFIDAVIT

FORM "B"

{ See rule 3(4) }

Affidavit Cum Declaration

Affidavit cum Declaration of **Sri Pranab Prasad Deb**, duly authorized by the promoter of the proposed project, vide his authorization dated 29/05/2025

I, **Sri Pranab Prasad Deb**, son of late **Sushil Gobinda Deb**, aged about 60 years, **Hindu by Religion, Indian by Nationality, Business by Occupation**, resident of **Bidhan Nagar, Raiganj Town, P.O. & P.S. Rajganj, Pin Code- 733134, District- North Dinajpur, West Bengal** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state asunder :

before me on Identification

Kanchan Bhadra
NOTARY
Siliguri



NON JUDICIAL STAMP

Sl. No. 2635 Dated 21 APR 2025
Name ADV A. K. TILAK
of Sh
Value Rs. 10/- (a) 100 Ten only

B. Saha
Govt. Stamp Vendor
Siliguri Court
License No. 172/RM. dated 24/07/2015



Handwritten text in Hindi and English at the bottom right corner, including the word 'सिलीगुरी' (Siliguri) and 'न्यायालय' (Court).

1. That Tiyas Construction PVT. LTD. represented by one of its Director Sri Pranab Prasad Deb 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 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 Promoter is 9TH day March 2027.
4. That seventy percent of the amounts realized by promoter for the real estate project from all 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 that 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.
7. That Promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That 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

TIYAS CONSTRUCTION PRIVATE LIMITED,

[Sri Pranab Prasab Deb]

Deponent

ADV. AKUL KUMAR TIKADAR

SILIGURI

Solemnly Affirmed & Declared
before me on Identification

Kanchan Bhadra
NOTARY
SILIGURI

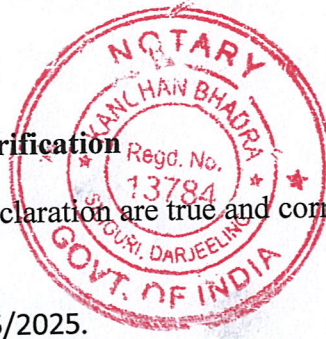
TIYAS CONSTRUCTION PVT. LTD.

Pranab Prasad Deb
Director

Verification

The contents of my 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 the 29/05/2025.



TIYAS CONSTRUCTION PRIVATE LIMITED,

[Sri Pranab Prasad Deb]

Deponent

TIYAS CONSTRUCTION PVT. LTD.

Pranab Prasad Deb

Director

[Signature]
A. K. Tikadar (Advocate)

Siliguri

**Solemnly Affirmed & Declared
before me on Identification**

[Signature]
**Kanchan Bhadra
NOTARY
Siliguri**

AFFIDAVIT

Solemnly Affirmed before me
By... *Pranab Prasad Deb*
Of... *Bidhan Nagar*
Identified by... *A. K. Tikadar*
This the... *10th* of... *Jan 2025*