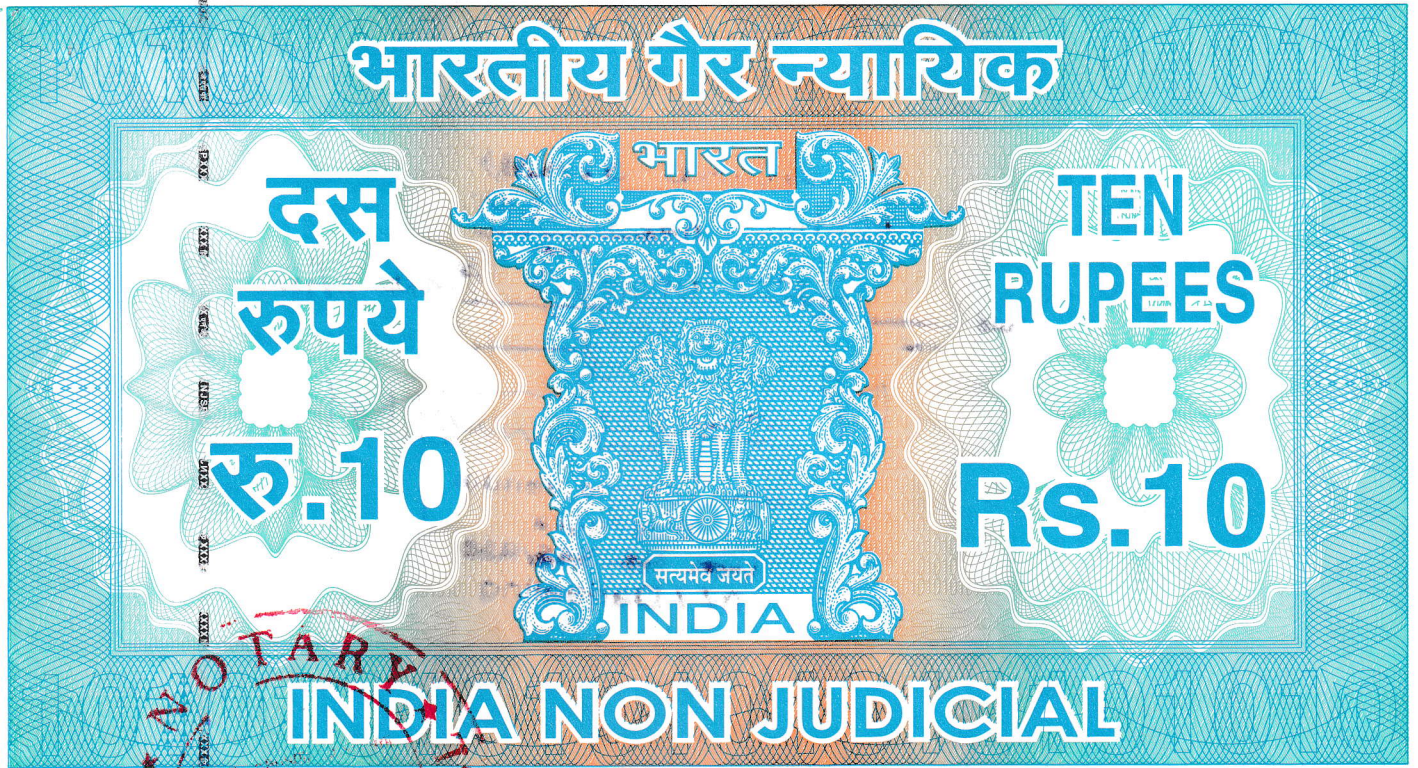


WEST BENGAL

54AB 642804

FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of **SRI ABHIJIT MODAK** [AADHAR NO. 4702 2794 6928] [PAN NO. AEWPM1693K], Son of Abani Mohan Modak, aged about 55 years, by Faith – Hindu, by Occupation – Business, by Nationality – Indian and residing at Mukunda Das Road, Milan Pally, Siliguri, within the Siliguri Municipal Corporation area under Ward No. 25, Post Office – Siliguri Bazar, & Police Station – Siliguri, Pin Code – 734005, in the District of Darjeeling, in the State of West Bengal, being one of its sole Proprietor of **"SIDDHI VINAYAK CONSTRUCTION"** and being the promoters of the proposed project.

10 JUN 2025

KAUSHIK GOSWAMI
Notary Public, West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. 16/06/2025

Cont...P-2

GOVT STAMP

3671. Date 05.11.25

Subhi Karmak Construction
of

Govt Stamp Vendor
Bageogra
Unit No. SAC/RA
07 / Darjeeling

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AGRICULTURE
DEPT
GOVT OF INDIA

10/11/25

I, SRI ABHIJIT MODAK [AADHAR NO. 4702 2794 6928] [PAN NO. AEWPM1693K], Son of Abani Mohan Modak, one of its sole Proprietor of "SIDDHI VINAYAK CONSTRUCTION" and being the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That THE LANDLOAD'S NAME ARE:

- A. SRI SUBHASH BANIK @ SUBHASH CHANDRA BANIK, Son of Late Jiban Krishna Banik.
- B. SMT. MAYARANI BANIK, Wife of Late Shyam Sundar Banik.
- C. SMT. SUKLA BANIK, Wife of Sri Joychand Banik & Daughter of Late Shyam Sundar Banik.
- D. SRI MAHADEB BANIK, Son of Late Shyam Sundar Banik.
- E. SMT. SUVRA BANIK @ SUVRA GANESH BANIK, Wife of Sri Manik Chandra Banik & Daughter of Late Shyam Sundar Banik.
- F. SMT. SUSMITA BANIK @ SUSMITA SEN, Wife of Sri Arijit Sen & Daughter of Late Shyam Sundar Banik.
- G. SMT. SHEPHALI BANIK, Wife of Late Manoranjan Banik.
- H. SMT. TUMPA BANIK @ TUMPA MUNSI, Wife of Manirujjaman Sk. & Daughter of Late Manoranjan Banik.
- I. SMT. RUMPA BANIK @ RUMPA BHOWAL, Wife of Sri Animesh Bhowal & Daughter of Late Manoranjan Banik.
- J. SRI BUMBA BANIK, Son of Late Manoranjan Banik.
- K. SRI JOYDEB BANIK, Son of Late Nitai Chandra Banik.
- L. SRI BASUDEB BANIK, Son of Late Nitai Chandra Banik.
- M. SMT. NUPUR BANIK, Wife of Sri Naresh Chandra Banik & Daughter of Late Nitai Chandra Banik.

Have a legal title to the land on which the development of the proposed project is to be carried out.



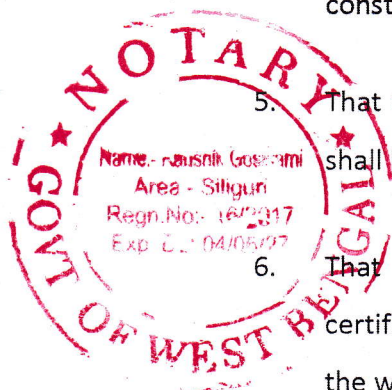
10 JUN 2025


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 Notary Public, Govt. of West Bengal
 Siliguri, Darjeeling
 Reg. No. 16/2017
 Exp. D. 04/05/27

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 - 2028**).
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.



10 JUN 2025


NAUSHIK GUSEWAMI
 Notary Public, Govt. of West Bengal,
 Siliguri, Darjeeling
 Reg. No. 16/2017
 EXP. DATE 04/05/27

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.

SIDDHI VINAYAK CONSTRUCTION


 Proprietor

DEPONENT

(MR. ABHIJIT MODAK)

**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 10th day of June, 2025.

AFFIDAVIT
 Solemnly affirmed before me
 by Abhijit Modak
 of Siliguri
 Identified by N. Shubho
 on this the 10th day of June

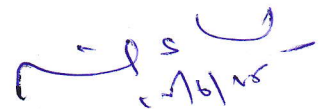
SIDDHI VINAYAK CONSTRUCTION


 Proprietor

DEPONENT

(MR. ABHIJIT MODAK)

IDENTIFIED BY ME


 ADVOCATE

10 JUN 2025


KAUSHIK GOSWAMI
 Notary of West Bengal
 Siliguri, Darjeeling
 Reg. No. 16/2017
 Exp. Date: 16/06/27