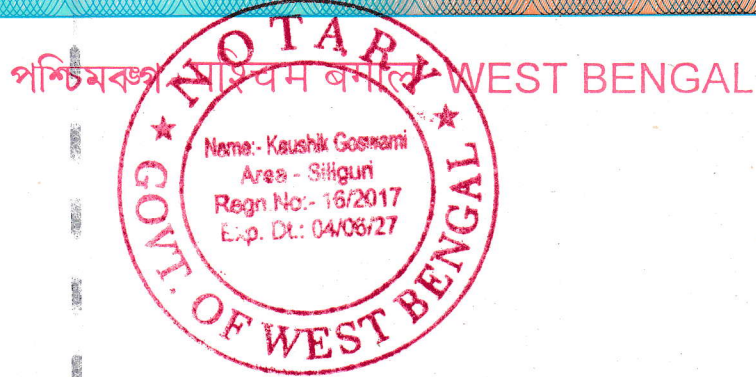
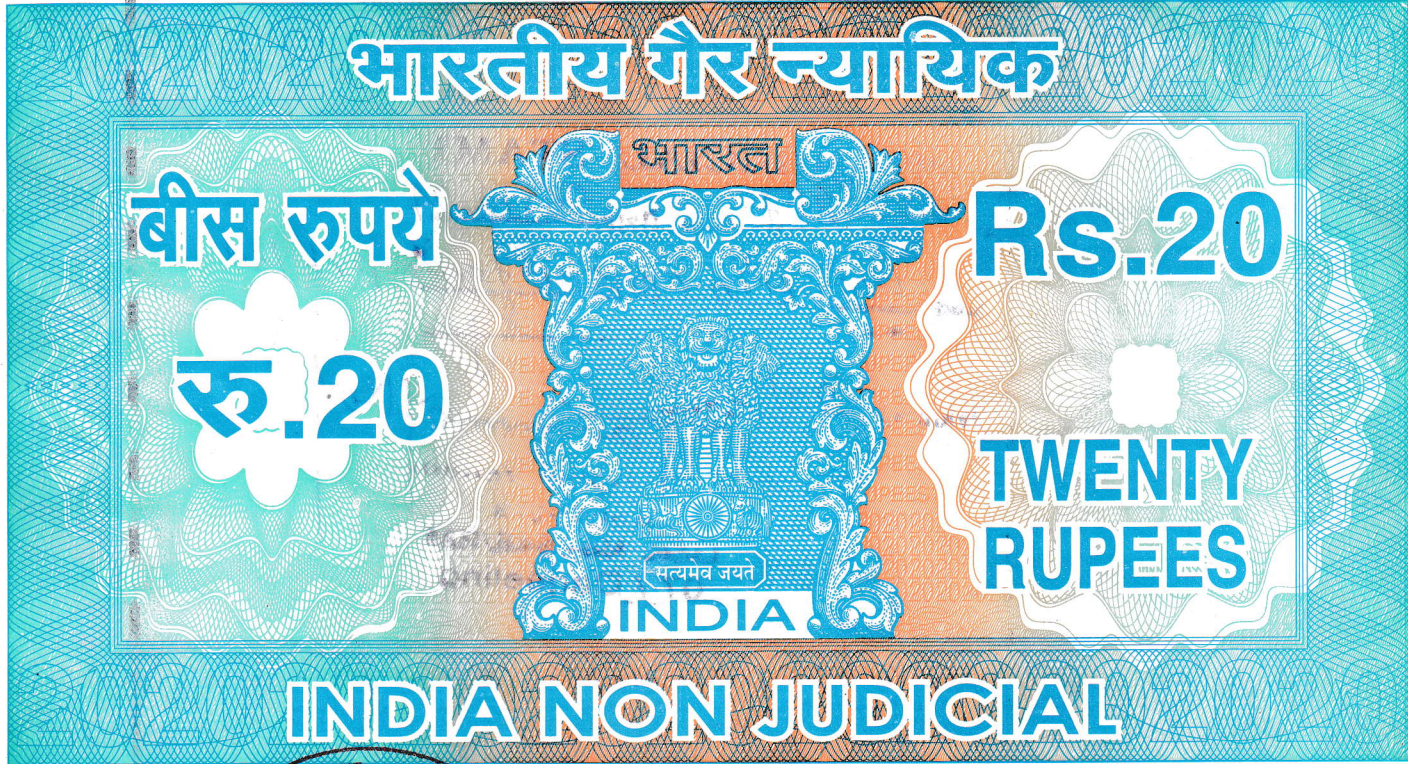




33AA 788039

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **MR. RANADEEP BHATTACHARYA** [PAN NO AGXPB8534B] [AADHAR NO 5595 7913 6268 son of Late S.K. Bhattacharya , aged about 49 years, by Faith- Hindu, by Occupation- Business , by Nationality- Indian and residing at 46, Shreema Sarani , Haidarpara , Ward no- 39 (S.M.C) , P.O.- Rabindra Sarani , P.S.- Bhaktinagar , Siliguri , in the District of Jalpaigri, West Bengal, Pin -734006 . being one of the Director of “ **WAY WIN CONSULTANT PVT LTD** ” and being the promoter of the proposed project.

31 DEC 2024
KAUSHIK GOSWAMI
Notary-Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
04/06/27

Cont...P-2

JUDICIAL STAMP

807 Date 06.12.24

Wagrin Consultants Pvt Ltd
sg

Value Rs.

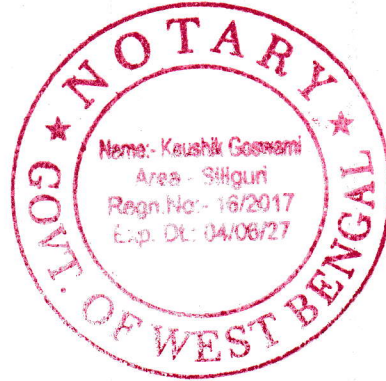
20/-

Tammoy Noy
Stamp Vendor
Dugda
Lic. No. 546/RM
07 / Darjeeling

I, **MR. RANADEEP BHATTACHARYA**, Director of “ **WAY WIN CONSULTANT PVT LTD** ”and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **ALL LANDLOAD NAME ARE**

- A. **PRANAB KUMAR NAG**
- B. **PRASENJIT NAG**
- C. **ALOK NAG**
- D. **NIRMAL NAG**
- E. **MUNMUN ROY CHOUDHARY**



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 DEC 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.

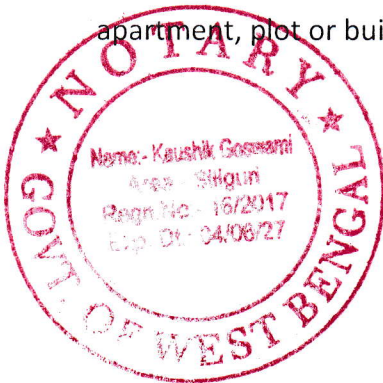
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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.

KAUSHIK GOSWAMI
Notary-Govt. of West Bengal
Darjeeling

21 DEC 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.



WAYWIN CONSULTANTS PVT. LTD.

Randeep Bhattacharya
Director

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 31st day of Dec., 2024.

WAYWIN CONSULTANTS PVT. LTD.

Randeep Bhattacharya
Director

Deponent
Identified by me

Advocate

Witness affirmed before me
Randeep Bhattacharya
Identified by N. Shikha
in this the 31st day of Dec. 2024

31 DEC 2024

KAUSHIK GOSWAMI
Notary-Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. 04/06/27