

भारतीय गैर न्यायिक

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TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL



WEST BENGAL

92AB 993152

FORM 'B'  
[See rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Thalaivan Sargunam Xavier (PAN: AHLPT7935K) son of late Xavier, age about 41 years, by Faith Christian, by Nationality Indian, by Occupation Business, residing at Flat No. K 801, Casagrand EC R-14, Maya Street, Reddykuppam, P.O. Muttukadu, P.S. Kunrathur, Pin code- 603112, District- Kanchipuram, Tamil Nadu, Designated Partner of the promoter (**M/S. THALASHA ESTATES LLP**) for the proposed project "**THALASHA HIMALAYAS**" situated at Upper Ghalaytar Busty, Sittong, Kurseong, under Sittong-I Gram Panchayat, P.O. Sittong, P.S. Kurseong, District- Darjeeling, Pin code- 734008, West Bengal, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 02/02/2026;

I, Thalaivan Sargunam Xavier, Designated Partner of the (promoter) **M/S. THALASHA ESTATES LLP** having (PAN: AAXFT6743N) and registered office at Holding No. N/54/4111/A, Lelin Sarani Himali Shahid Nagar, Ward No. 43 under Siliguri Municipal Corporation, P.O. Siliguri & P.S. Bhaktinagar, District- Jalpaiguri, Pincode- 734001 of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and

06 FEB 2026

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

06/02/26

12878

For THALASHA ESTATES LLP

Designated Partner

state as under:



1. That the promoter **M/S. THALASHA ESTATES LLP** has 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 us/promoter is 15/09/2027.

4. That seventy percent of the amounts realised by us/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 schedule 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, 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.

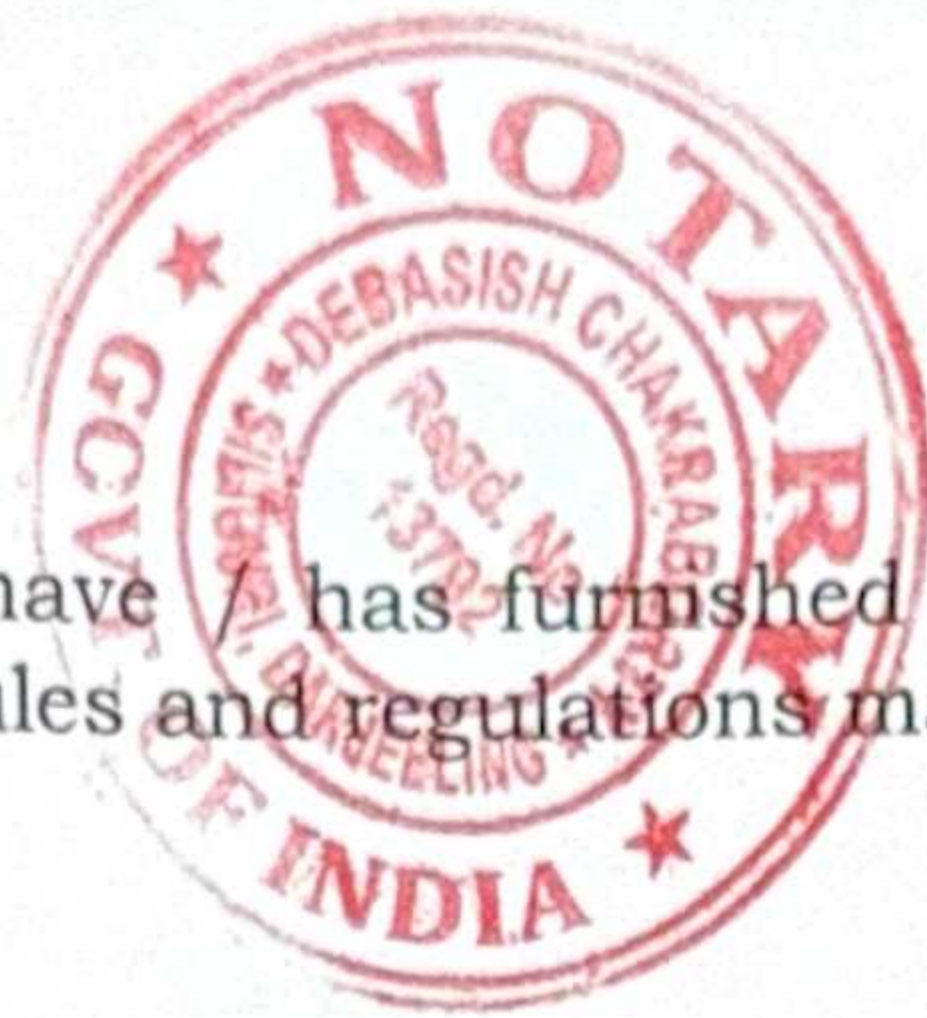
8. That, we / promoter shall take all the pending approvals on time from the competent authorities.

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

For THALASHA ESTATES LLP

  
Designated Partner

06 FEB 2024



9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we / 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.

For THALASHA ESTATES LLP

  
Designated Partner

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 at Siliguri on this 6<sup>th</sup> day of February, 2026

For THALASHA ESTATES LLP

  
Designated Partner

Deponent

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

IDENTIFIED BY ME  
Nikhil Chakrabarty  
06/02/26  
421407, ASSAM, SILIGURI

06 FEB 2026