



पश्चिमबङ्ग



WEST BENGAL

33AA 795758

FORM 'B' [See rule 3 (4)]

Affidavit cum Declaration

I, **SRI SUTIRTHA MUKHERJEE**, S/o Soumitra Mukherjee, aged about 41 years, Having **PAN AKQPM0514P** and **Aadhaar No. 9620 9095 2794**, Partner of Creative Construction, resident of 30/4, Bipin Paul Sarani, Ward no. 17 Siliguri - 734001, Dist.: Darjeeling, duly authorized by the promoter of the proposed project **AVIPSA** do hereby solemnly declare, undertake and state as under:

1. That Smt. Sadhana Sen, daughter of Late Manindra Kumar Sen, collectively have a legal title to the land (0.06 Acre) 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 me/ promoter is **31<sup>st</sup> July, 2026**.

For M/S. Creative Construction

*Sutirtha Mukherjee*  
Partner

06 MAR 2024

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



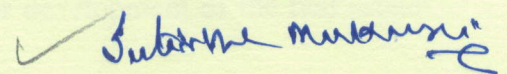
4. That seventy per cent of the amounts realised by me/ promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for the purpose.
5. That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I/ promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/ promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/ 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.

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me on 6<sup>th</sup> day of March, 2024

Deponent  
For, Creative Construction

For M/S. Creative Construction




Partner

Sutirtha Mukherjee (Partner)

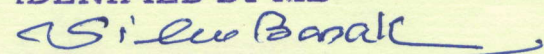
**AFFIDAVIT**

Solemnly Affirmed before me  
by S. Mukherjee  
of 3 Barak Ady  
Identified by S. Barak Ady  
This the 6<sup>th</sup> day of March 2024

06 MAR 2024

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

IDENTIFIED BY ME

  
Advocate, Siliguri