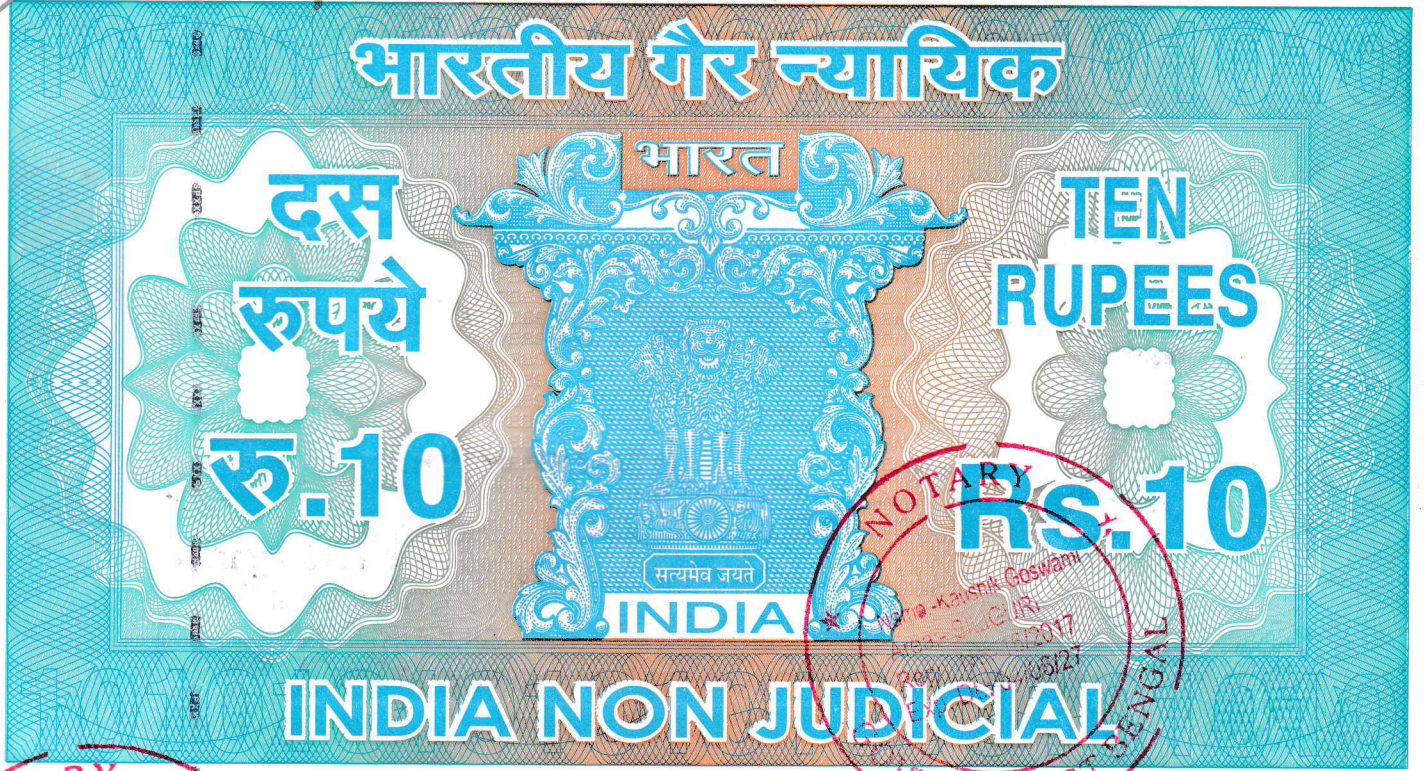




पश्चिम बंगाल WEST BENGAL

25AC 390982

FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit-Cum-Declaration of **SRI PRANAB SAHA** [PAN NO APPPS6628J]
[AADHAR NO. 7169 1234 6930] Son of Sri Pradip Kumar Saha, aged about 45
years, by Faith – Hindu, by Occupation – Business, by Nationality – Indian and
residing at D.b.c Road, Ward no – 28, Deshbandhu Para, Siliguri, Within the
Siliguri municipal corporation , Police Station & Post office – Siliguri , District-
Darjeeling, Pincode - 734004, in the State of West Bengal, being one of the
Partner's of "**MAA TARA BUILDERS**" and being the promoter of the proposed
project.

12 MAR 2026
KAUSHIK GOSWAMI
Notary Gr. 1. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp Dt - 04.06 2027

Cont...P-2

SANDHYA SAHA GOOL
GOVT STAMP VENDOR.
SILIGURI COURT
UNE - 174/RM OF 1988

I, **SRI PRANAB SAHA** [PAN NO APPPS6628J] [AADHAR NO. 7169 1234 6930]

Son of Sri Pradip Kumar Saha, aged about 45 years, one of the Partner's of
"MAA TARA BUILDERS" and being the promoter of the proposed project do
 hereby solemnly declare, undertake and state as under:

1. That THE LANDLOAD NAME IS:

- A. SRI SHAMBHU BASAK S/O LATE GOUR PADA BASAK (PAN: ADDPB1401E) (AADHAR NO: 551702460511)
- B. SRI SUBAL BASAK S/O LATE GOUR PADA BASAK (PAN: ADDPB1402H) (AADHAR NO: 279169108581)
- C. SMT. MAYARANI DAS (BASAK) D/O LATE GOURPADO BASAK. W/O SRI ARIN DAS (PAN:EOKPD4948J)(AADHAR NO: 504754130412)
- D. SRI SURAJIT BASAK S/O LATE JIBAN KRISHNA BASAK. (PAN: BZAPB55140) (AADHAR NO: 350350072164)

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

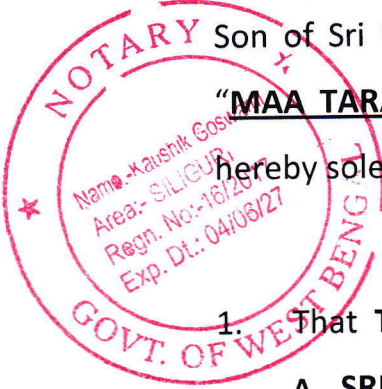
AND

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 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



22 MAR 2026
KAUSHIK GOSWAMI
 Notary General, West Bengal
 Siliguri, Darjeeling
 Reg. No. 16/2017
 Exp Dt. 04.06.2027

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.

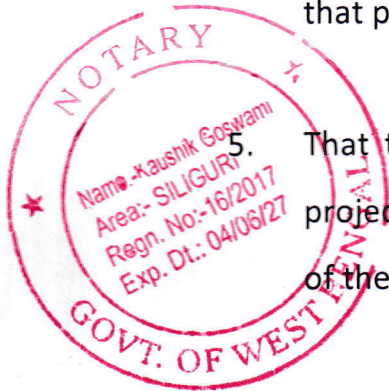
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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.

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

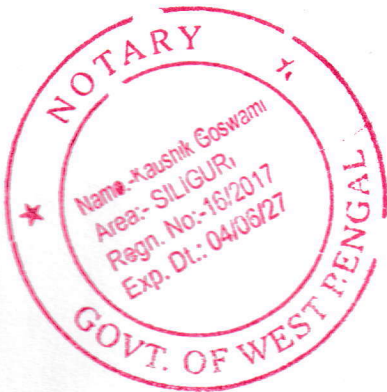
10. That the promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



[Handwritten signature]



MAR 2026



MAA TARA BUILDERS
Pranab Saha
Partner

DEPONENT
(MR. PRANAB SAHA)

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 12th day of March, 2026.

MAA TARA BUILDERS
Pranab Saha
Partner

AFFIDAVIT

Solemnly Affirmed before me

By Sri Pranab Saha

Of Siliguri

Identified by Mr. Sk. Goun

This the 12th day of Mar 2026

DEPONENT
(MR. PRANAB SAHA)

IDENTIFIED BY ME

Shankar Sen
ADVOCATE

2 MAR 2026
KAUSHIK GOSWAMI
Notary Public, Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. - 04.06.2027