

अश्वपति शाह WEST BENGAL

99AB 508141



**FORM 'B'**

**Affidavit cum Declaration**


Affidavit cum Declaration of **MR. DIPAYAN BISWAS** [PAN NO AHZPB5521B]  
[AADHAR NO 3113 4927 3432 ], son of Kanaklata ,Jyoti Nagar ,Near Loknath  
Mandir , P.O.- Sevoke Road, P.S.- Bhaktinagar , Siliguri, in the  
District of Jalpaiguri , West Bengal, Pin-734001, being the Partner of  
"**M/S VASHUNDHARA PROPERTIES**" and being the promoter of the  
proposed project.

Solemnly Affirmed & Declared  
Before me on Identification:

*[Signature]*  
Rashupati Shar  
NOTARY SILIGURI

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NO 2717 DATED 20/8/2024  
SOLD TO Vasundhara Properties  
OF SLG  
RUPEES 10/-

  
(S. K. Sarkar)  
STAMP VENDOR.  
A.D.S.R. Office, Siliguri  
I.No. 2/1976

I, **MR. DIPAYAN BISWAS**, Partner of **"M/S VASHUNDHARA PROPERTIES"** and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **LANDLOAD NAME ARE**

**A. JAGADISH CHANDRA SAHA S/O- LATE GOSAIDAS SAHA**

**B. AJOY GHOSH S/O- JATINDRA NATH GHOSH**

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 **31<sup>ST</sup> 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Solemnly Affirmed & Declared  
Before me on Identification

*[Signature]*  
Pashupati Shar  
NOTARY SILIGURI

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.

VASHUNDHARA PROPERTIES

*[Signature]*  
Partner

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 07<sup>th</sup> day of September, 2024.

Solemnly affirmed before me  
by Dipayan Biswas  
of Siliguri  
Identified by N. Chakraborty  
on this the 07<sup>th</sup> day of Sept, 2024

VASHUNDHARA PROPERTIES

*[Signature]*  
Partner

Deponent

Identified by me

*[Signature]*  
Advocate

Solemnly Affirmed & Declared  
Before me on Identification:

*[Signature]*  
Pashupati Shah  
NOTARY SILIGURI