

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

74AB 927265



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **MR. SUBHASH GHORAI** [PAN NO AJBPG5985E]
[AADHAR NO...6804 5243 5046], son of Late Rashbehari Ghorai , by Faith- Hindu, by
Occupation- Business, by Nationality- Indian and residing at at Sukantanagar ,Siliguri
, P.O.- Rabindra Sarani , P.S. Bhaktinagar , Siliguri-, in the District of
Jalpaiguri, West Bengal , PIN- 734006 in the District of , Partner of **BASUNDHARA**
and being the promoter of the proposed project.

Solemnly Affirmed & Declared
Before me on Identification
28/08/23
Sati Shah

Cont...P-2

NON JUDICIAL STAMP

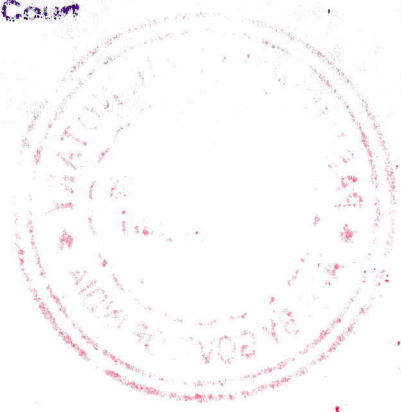
No. 2199. 12-08-23

Sold Basun Dhara

of Sdg

Value Rs. 12

S.S.R.
Sudhangshu Saran Roy
Govt. Stamp Vendor
L No.173/R.M
Siliguri Court



সিগুরি জিলা আদালত
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I, **MR. SUBHASH GHORAI**, Partner of "**BASUNDHARA**" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **LANDLOAD NAME IS MR DILBAHADUR CHHETRI (PAN –AOCPC9803R) (ADHAR – 9801 0181 5966)** 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.

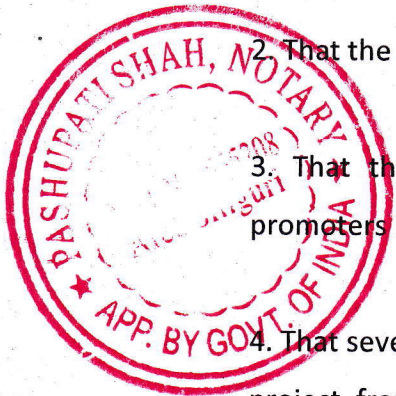
3. That the time period within which the project shall be completed by the promoters is (DELEVERY DATE OF 31ST DEC : 2026).

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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.



BASUNDHARA

Subhas Ghani
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 18th day of Sept, 2023.

BASUNDHARA

Subhas Ghani
Partner

Deponent
Identified by me

[Signature]
Advocate

R. Chakraborty
Advocate / Siliguri

AFFIDAVIT
Solemnly Affirmed & Declared Me
By: *Subhas Ghani*
of *Siliguri*
this the *18th* day of *Sept* 20*23*
Sly AM/PM

Solemnly Affirmed & Declared
Before me on Identification
28/09/23
Pashupati Shah
NOTARY, SILIGURI