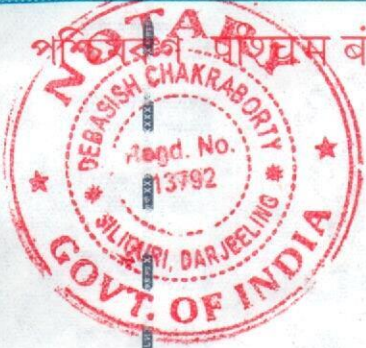



11 APR 2023



बंगाल WEST BENGAL

75AB 127741

SUNSHINE DEVELOPERS

 PARTNER

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

Affidavit cum Declaration

R. Chakraborty
 Advocate, Siliguri

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

11 APR 2023

SL. NO. 50128 Date 21.2.2023

PURCHASER Sunshine Developers

Full Address Siliguri

Total Value 107

Stamp Purchased from JPG Treasury-1

STAMP VENDOR
JAYA RANI DAS

Licence No.1 of 99-2000

Addl. DSR Office, Rajgani, Jalpaiguri



FORM B (see rule 3 (4))
Affidavit cum Declaration

17 APR 2023

R. Chatterjee
Siliguri

Affidavit cum Declaration of **Mr. HARISH KUMAR AGARWAL** Partner of **M/s SUNSHINE DEVELOPERS** Promoter of the proposed project **VEDAS** / duly authorized by the promoter of the proposed project

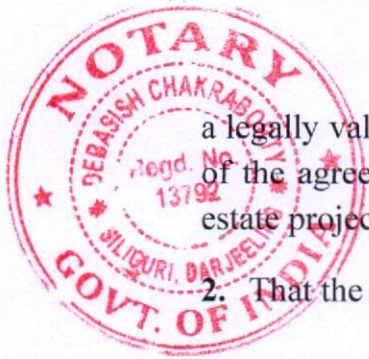
I, **Mr. HARISH KUMAR AGARWAL** Partner of **VEDAS** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / **promoter M/s SUNSHINE DEVELOPERS** have / has a legal title to the land on which the development of the project is proposed

AND

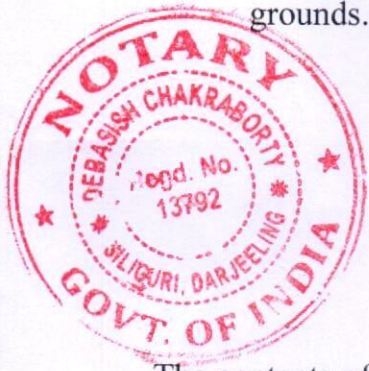
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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 - **31.03.2025**.
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 That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



Debashish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd No. 13792
11 APR 2023

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.



HARISH KUMAR AGARWAL

SUNSHINE DEVELOPERS

[Handwritten Signature]

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 on 11.04.2023

HARISH KUMAR AGARWAL

SUNSHINE DEVELOPERS

[Handwritten Signature]

Deponent

AFFIDAVIT
Solemnly Affirmed before me
By Harish Kumar Agarwal
of Sunshine Developers
Identified by R. Chakraborty
This the 11 Day of APR 2023
At Siliguri am/pm

IDENTIFIED BY ME
[Handwritten Signature]
Advocate, Siliguri
R. Chakraborty
Advocate, Siliguri

[Handwritten Signature]
Debashish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd No. 13792
11 APR 2023