

पश्चिमबङ्ग



WEST BENGAL

33AA 792861

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **MR.SUSHOBHAN SARKAR** [PAN NO **BNMPS63351**] [AADHAR NO **4629 3763 4240**], son of Sri.Dwijendra Chandra Sarkar , aged about 36 years, by Faith- Hindu, by Occupation- Business , by Nationality- Indian and residing at 76, Khudiram Pally ,Near Calcutta Sweet , P.O.- Siliguri, P.S.- Siliguri , Siliguri , in the District of Darjeeling , West Bengal, being one of the Proprietor of “ **M/S KALYANI REALTORS** ” and being the promoter of the proposed project.

Cont...P-2

Solemnly Affirmed & Declared  
Before me on Identification.

24/09/14  
Pashupati Shah  
NOTARY SILIGURI

# NON JUDICIAL STAMP

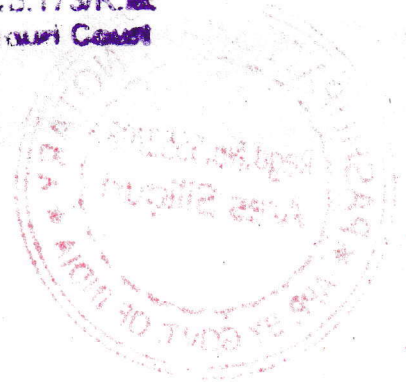
No. 2214 Date 20.09.21

Sold Kalyani Realtors

at my

Value Rs. 20

*S. S. H.*  
Sarthangshu Saran Roy  
Stamp Vendor  
L. No. 173/R.M.  
Bhauri Court



STAMP REQUIRED  
FOR THE ENFORCEMENT  
OF THE SALE DEED

I, **MR.SUSHOBHAN SARKAR**, Proprietor of “ **M/S KALYANI REALTORS**” and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **ALL LANDLOAD NAME ARE**

**NIKHIL CHANDRA DEY**

**SAMRIDHA DEY**

**TRISHITA CHOUDHURY**

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.

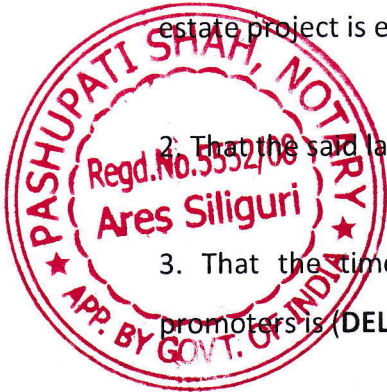
2. That the said land is free from all encumbrances.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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

*[Handwritten Signature]*  
Pashupati Shah

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.



KALYANI REALTORS  
*Sushobhan Laskar*  
Proprietor

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

KALYANI REALTORS  
*Sushobhan Laskar*  
Proprietor

Deponent  
Identified by me

*[Signature]*  
24/9/24

Advocate

**Solemnly Affirmed & Declared  
Before me on Identification.**  
*[Signature]*  
24/9/24  
**Pashupati Shah  
NOTARY SILIGURI**