



WEST BENGAL

30AA 618100

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **MR. SARIT GHOSH** [PAN NO AEAPG8002N]
[AADHAR NO 6048 4095 5515], son of Late Sailendra Nath Ghosh, aged
about 64 years, by Faith- Hindu, by Occupation- Business , by
Nationality- Indian and residing at Gyanprakash Ghosh Sarani ,Surya
Sen Colony , B block .Ward No. 34 (S.M.C) , P.O.- Siliguri Town , P.S.-
Bhaktinagar , Siliguri , in the District of Jalpaiguri , West Bengal, Pin
- 734004 being one of the Partner of “ **CLASSIC CONSTRUCTION CO**
” and being the promoter of the proposed project.

Cont...P-2

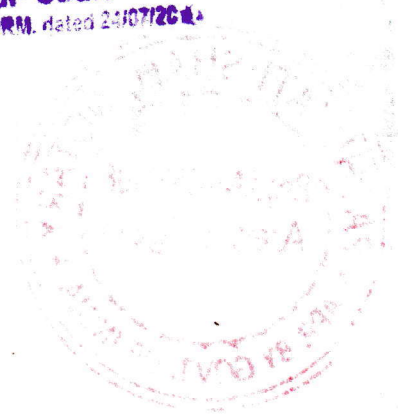
solemnly Affirmed & Declared.
Before me on Identification

28/09/14
Pashupati Shah
NOTARY SILIGURI

NON JUDICIAL STAMP

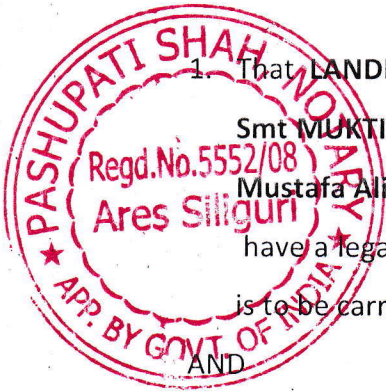
Sl. No. 4714 Dated 28-9-24
Name Classic Construction Co.
of [Signature]
Value Rs. **20/-** (Rupees Twenty only)

[Signature]
Baby Saha
Govt. Stamp Vendor
Siliguri Court
Lic. No 172/PM, dated 24/07/2024



সিলিগুরি আদালত
সিলিগুরি জেলা
সিলিগুরি জেলা
সিলিগুরি জেলা
সিলিগুরি জেলা

I, **MR. SARIT GHOSH** , Partner of “ **CLASSIC CONSTRUCTION CO** ” and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



1. That **LANDLOAD NAME IS**

Smt MUKTI KUNDU (PAN- AEWPK3868A)D/O- Late Ajit Kumar Kundu , 3 ,Syed Mustafa Ali Road , Hakim Para , Siliguri, Dist – Darjeeling

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 2027**)

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.

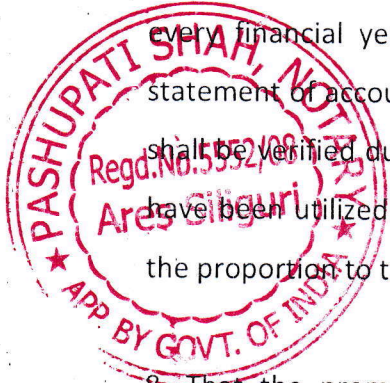
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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

28/09/24
Pashupati Shah
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.

CLASSIC CONSTRUCTION CO.
[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 28th day of September, 2024.

CLASSIC CONSTRUCTION CO.
[Signature]
PARTNER

Deponent
Identified by me

[Signature]
28/9/24
(Adv/14)

Solemnly Affirmed & Declared
Before me on Identification
28/09/24
Pashupati Shar
NOTARY, SILIGURI