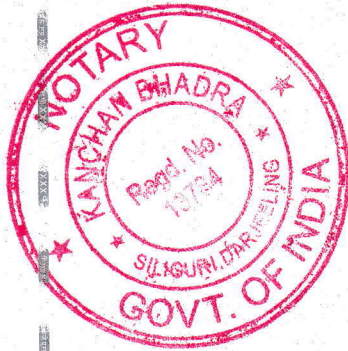


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

74AB 583237



Before the Notary Public at Siliguri.

FORM 'B'

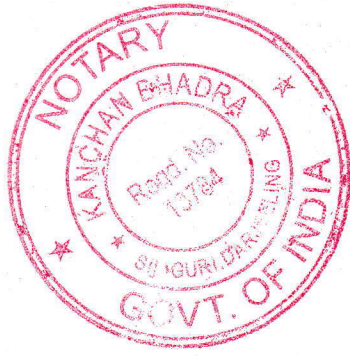
Affidavit cum Declaration

Affidavit cum Declaration of MR. SOURAV BANERJEE [PAN NO. ACVPB4024G] [AADHAR NO. 2787 3402 3738], Son of Late Swarna Kamal Banerjee, by Faith-Hindu, by Occupation- Business, by Nationality- Indian and residing at Ashutosh Mukharjee Road, College Para, P.O. & P.S. Siliguri, Pin Code - 734001, in the District of Darjeeling, West Bengal, Proprietor of "PRIME BUILDERS" and being the promoter of the proposed project.

PRIME BUILDERS
Sourav Banerjee
Proprietor

Solemnly Affirmed & Declares
before me on identification

Cont...P-2



PRIME BUILDERS
Sourav Banerjee
Proprietor

I, **MR. SOURAV BANERJEE**, Proprietor of "**PRIME BUILDERS**" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **MR. PRADIP RAY SARKAR**, **MRS. BANANI CHATTERJEE**, **MRS. BANI CHOWDHURY** and **MRS. ANURADHA NAYAK (RAY SARKAR)**, 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.

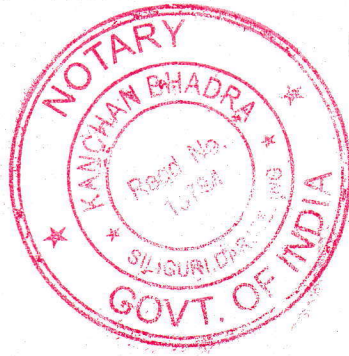
2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoters is 31st December 2025.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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



PRIME BUILDERS
Soumitra Banerjee
Proprietor

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.

PRIME BUILDERS

Soumitra Banerjee
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 17th day of April, 2023.

PRIME BUILDERS

Soumitra Banerjee
Proprietor

Deponent

Identified by me

Sixi Kumar Das.
Advocate, Siliguri.

**Solemnly Affirmed & Declared
before me on identification**

Kanchan Bhadra
Notary

AFFIDAVIT

Solemnly Affirmed before me
Soumitra Banerjee
Siliguri