

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

54AB 620870

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **MUKESH KUMAR SAH** [PAN NO AJIPS8034M] [AADHAR NO 6625 7440 6239] son of late Ram Narayan sah , MR. ADITYA BAISHYA SAHU, [PAN NO BEUPS4482P] [AADHAR NO 8567 1190 1796] son of Late Mohan Sahu RAJU SHAH [PAN NO AQBPS4191B] [AADHAR NO 4829 6889 5665], son of Ashok Shah by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at **1. Khopalasi, Jhauguri P.O.New Chumta, P.S.- Matigara, Pin-734009 2. Ute 050202, LIG/MIG Complex P.O. & P.S. Matigara, Pin-734010 3.Matigara Bazar, P.O.& P.S Matigara, Pin-734010** in the District of Darjeeling, West Bengal, Proprietor of "JALSANGH REALTY PVT. LTD. " and being the promoter of the proposed project.

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

19 JUL 2023

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NON JUDICIAL STAMP

SI. NO... 1248 ... Dated... 27-07-2022

Sold To... Jai Singh Reality Pvt Ltd

Address... mts

Stamp Value of Rs... 10/- Rupees Ten

R. Chaki
(RITA CHAKI)

Stamp Vendor

License No 347/RM

A.D.S.R. Office, Bagdogra

Darjeeling

We, **MUKESH KUMAR SAH, ADITYA BAISHYA SAHU & RAJU SHAH** , Directors of "JALSANGH REALTY PVT. LTD." and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **MRS. ANJU SAHU** 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 31/12/2030.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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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.

mukul purnanah

Aditya Banerjee Sahu

[Signature]

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 19th day of July, 2023.

AFFIDAVIT
Solemnly Affirmed before Me
By Mukul Purnanah Saha & other
of Maligaon
Identified by C. Hausingka
This the 19th day of July, 2023
At AMV

mukul purnanah

Aditya Banerjee Sahu

[Signature]

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

Deponent
Identified by me

Chanda Hausingka

19 JUL 2023