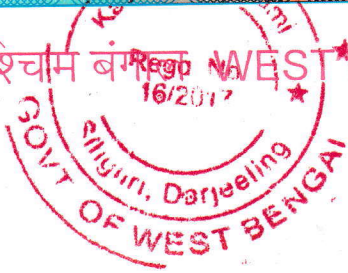


पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

33AA 787007




FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **KALYAN MITRA** [PAN NO AJIPM7841E] [AADHAR NO 4385 8424 2617.], son of Late Kartik Chandra Mitra , by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at Rabindra Nagar Main Road , Post – Rabindra Sarani , PS- Siliguri , Dist – Darjeeling , West Bengal, Proprietor of “M/S **Kalyan Mitra** ” and being the promoter of the proposed project.

Cont...P-2


Abhishek Goswami
Notary Govt of West Bengal
Siliguri, Darjeeling

09 FEB 2024

NON JUDICIAL STAMP

Sl. No. 413 Dated 02-2-24

Name Leahyath muba

of J

Value Rs. **20/-** (Rupees **Twenty** only)

BS
Baby Saha
Govt. Stamp Vendor
Siliguri Court
Lic. No. 172/RM. dated 24/07/201



I, **Kalyan Mitra** , Proprietor of “**M/S Kalyan Mitra** ” and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **LANDLOAD NAME ARE**

Subodh Chandra Sarkar

Sushanta Sarkar

Kranti Ranjan Sarkar

Dilip 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.

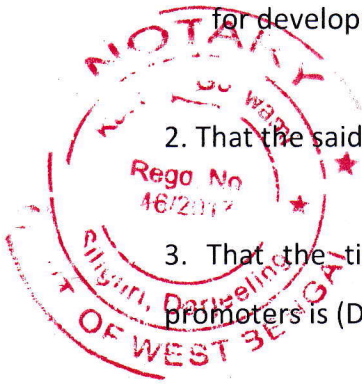
3. That the time period within which the project shall be completed by the promoters is (DELEVERY DATE OF PROJECT 31st dec: 2027).

4. That seventy per cent of the amounts realized by the promoters for the real estate project from the allotters' , 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

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.



KALYAN MITRA
Kalyan Mitra
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 09th day of Feb, 2024.

KALYAN MITRA
Kalyan Mitra
Proprietor

Deponent
Identified by me

AFFIDAVIT
Solemnly affirmed before me
By Kalyan Mitra
Identified by N. Ghosh (2024/1821/19)
on this the 09th day of Feb 2024

(Signature)
NABU SIKH GOSWAMI
Notary Govt. of West Bengal
Siliguri, Darjeeling

(Signature)
Advocate