



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

74AB 728712

Landmark Builders & Developers
Partner

FORM'B'

[Seerule3(4)]

DECLARATION,SUPPORTED BY AN AFFIDAVIT,WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

28 JUN 2023
KAUSHIK GOSWAMI,
Notary, Govt of West Bengal
Siliguri, Darjeeling
Reg. No.: 16/2017
Exp. Dt.: 04/06/2027

S.No. 642 Date 12/06/2023

Sold to Landmark Builders & developers
OF sd

Rs. 10/- (Rupees) Ten only

B. R. Ghosh
(B.R. Ghosh)
Stamp Vendor
Siliguri Court
L. No. R. M/106/1993
Darjeeling

74AB 258712

WEST BENGAL

Signature of the Promoter
Signature of the Developer

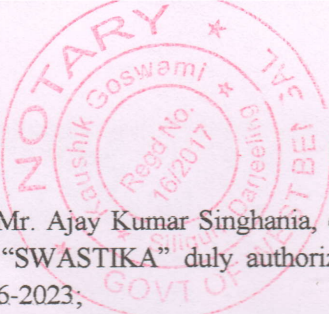
FORM T.

[Serials(4)]

DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

28 JUN 2023
KARIM NIGAM
Joint of West Bengal
Support, Darjeeling
Reg. No. 1012047
Rep. Dr. DABHATOST



Affidavit cum Declaration of Mr. Ajay Kumar Singhania, one of Partner of Landmark Builders & Developers promoter of the proposed project "SWASTIKA" duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 05-06-2023;

I, Ajay Kumar Singhania promoter of the proposed project "SWASTIKA" duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

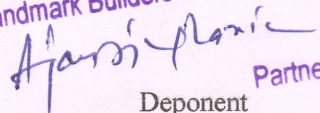
1. That Landmark Builders & Developers being the promoter and also the owner of land have a legal title on the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31.12.2025.
4. That seventy per cent of the amounts realized by me/promoter 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.
7. That I / promoter 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter 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.

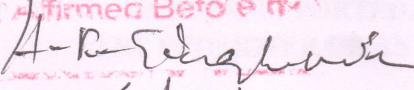
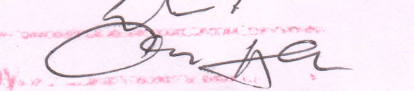
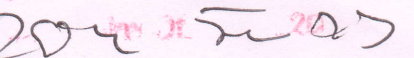
Deponent

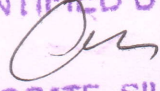
Verification

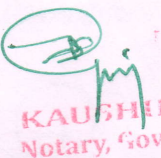
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at _____ on this _____ day of _____

Landmark Builders & Developers

Deponent Partner

AFFIDAVIT
Solemnly Affirmed Before me
By 
On 
Identified by 
This the 20th day of June 2023

IDENTIFIED BY ME

ADVOCATE, SILIGURI


28 JUN 2023
KAUSHIK GOSWAMI
Notary, Govt of West Bengal
Siliguri, Darjeeling
Reg. No. : 16/2017
Exp Dt: 04/06/2027