

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

74AB 607449



**FORM 'B'**

**Affidavit cum Declaration**

Affidavit cum Declaration of **Mr. Saurabh Eiran** [PAN NO AAYPE6083B] [AADHAR NO 5762.8857 6089.], son of Sri Suresh Agarwal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at residing J2, Black C, Shyam Vatika, Shyam Mandir Lane, Sevoke Road Siliguri, P.O.- Sevoke Road, PS - Bhaktinagar, in the District of Jalpaiguri, Pin -734001, West Bengal, Partner of "Unity Builders" and being the promoter of the proposed project.

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

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Govt. Service Vendor

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NON JOURNAL STAMP

I, **Mr. Saurabh Eiran**, Proprietor of "Unity Builders" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That ALL LANDLOAD (Mr kushal Mukherjee, Mr Kankan Mukhopadhyay, Mr Shuddhasattwa Guha) 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.

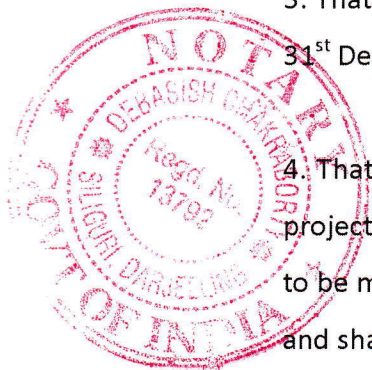
3. That the time period within which the project shall be completed by the promoters is 31<sup>st</sup> Dec 2025.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

  
Debashish Chakraborty  
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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.



UNITY BUILDERS  
*Beisan*  
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 27th day of NOV, 2023.

UNITY BUILDERS  
*Beisan*  
PARTNER

Deponent  
Identified by me

*[Signature]*  
Advocate

**AFFIDAVIT**  
Solemnly Affirmed before me  
By Sourabh Ghosh  
of [Signature]  
Identified by R Chandra Aw/Al  
This the 27th day of NOV 2023  
At [Signature] .im/pm

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

27 NOV 2023