



পশ্চিমবঙ্গ

পশ্চিম বঙ্গাল

WEST BENGAL

33AA 787481

**FORM 'B'**

**Affidavit cum Declaration**

Affidavit cum Declaration of MR PRADIPTA SAHA [PAN NO AYKPS5248Q ] [AADHAR NO 5475 7308 8039], son of Mr. Prosenjit Saha, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at A. P.C Sarani , Deshbandhu Para , Siliguri Pin - 734004. in the District of Darjeeling, West Bengal, Partner of "KITE DEVELOPERS" and being the promoter of the proposed project.

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Solemnly Affirmed & Declared  
Before me on Identification.

*Pachupati Shah*  
Pachupati Shah  
NOTARY SILIGURI

**NON JUDICIAL STAMP**

SL. NO. 1800 DATE 19/11/24  
NAME Kite Developer  
OF  
Rs 20 RUPEES

By *[Signature]*  
SANJIT KUMAR ROY  
Stamp Vender  
Siliguri Court  
No - 169RM/2014



I, MR PRADIPTA SAHA, Partner of "KITE DEVELOPERS" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That are **LANDLOAD NAME**

- A. SUBHAS PRITI GUHA
- B. SANTI PRIYA GUHA
- C. SOMALI ROY
- D. SUDESHNA CHOWDHURY

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- 31<sup>ST</sup> DEC 2027 ).

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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.

Solemnly Affirmed & Declared  
Before me for Identification

Pachupati Shah  
NOTARY SILLIGURI



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.



**KITE DEVELOPERS**

*Rudrah Saha*  
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 15th day of Feb., 2023.

**KITE DEVELOPERS**

*Rudrah Saha*  
Partner

Deponent  
Identified by me

*M. P.*

Advocate

*S L*  
*15/2/23*

**Solemnly Affirmed & Declared  
Before me or Identification.**

*Pashupati Shah*  
**Pashupati Shah  
NOTARY SILIGURI**