

45



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

95AB 139153

FORM 'B'

[See rule 3(4)]

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



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Subir Kumar Ghosh, Partner of M/s. ADITYA BUILDERS, promoter of the proposed project "MALANCHA 2" at SHIV MANDIR, HALERMATHA, MILITARY ROAD, DIST - DARJEELING, P.S. - Matigara, P.O. - Rangia via NBU, PIN - 734013.

I, Subir Kumar Ghosh, Partner of M/s. ADITYA BUILDERS, promoter of the proposed project "MALANCHA 2" at SHIV MANDIR, HALERMATHA, MILITARY ROAD, DIST - DARJEELING, P.S. - Matigara, P.O. - Rangia via NBU, PIN - 734013 do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed 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. (Land Owners: Salil Kr Mukherjee, Sharbari Mukherjee & Shalini Mukherjee)



That the said land is free from all encumbrances.

27 MAR 2024

3. That the time period within which the project shall be completed by me/promoter is 31<sup>st</sup> December, 2030.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



*Subir Kumar Ghosh*

Deponent

Verification

I, Subir Kumar Ghosh, Son of Sushanta Kumar Ghosh, Resident of 34, Vivekananda Sarani, Haltu, Kolkata - 700078, do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 27th day of March, 2024



*Subir Kumar Ghosh*

Deponent

**Solemnly Affirmed & Declared  
before me on Identification**

*A. K. Sinha*

**A. K. Sinha, Notary  
Alipore Judges/Police Court, Cal-27  
Regd. No. 608/1995 Govt. of India**

**Identified by me**

*Subir*