



পশ্চিমবঙ্গ



WEST BENGAL

92AB 899012

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **VASKAR BISWAS** [PAN NO AHYPB3491M] [AADHAR NO 9507 9835 8851], son of Ajit Biswas , aged about 56 years, by Faith- Hindu, by Occupation- Business , by Nationality- Indian and residing at 94, Satyen Bose Road ,Ward No 29, Deshbandhu Para , P.O.- Siliguri Town , P.S.- Siliguri, in the District of Darjeeling , West Bengal, Partner of "**STHAPTYA CONSTRUCTION**" and being the promoter of the proposed project.

Solemnly Affirmed & Declared
Before me on Identification
20/06/24

Cont...P-2

No. 486 Date 30/05/24
Sold To stha patya construction
Of 5/12
Stamp Value Rs. 10.7
B K Prasad

B. K. PRASAD
GOVT. LICENCE STAMP VENDOR
SILIGURI
LICENCE NO.-175 R.M.

I, **VASKAR BISWAS** , Partner of "**STHAPTYA CONSTRUCTION**" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **ALL LANDLOAD NAME IS**
SOBHA RANI DEVI (PAN- GHVPD8738J)
BISWAJIT DEBNATH (PAN- BXPPD1547N)
DEBOJIT DEBNATH (PAN – A JGPD7113E)
BIKRAMJIT DEBNATH (PAN – BCAPD7930H)
ABHIJIT DEBNATH (PAN- ANRPD9922E)
MUNMUN DEBNATH (PAN – AEPPD3851D)

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



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

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.



STHAPATYA CONSTRUCTION
[Signature]
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 21st day of June, 2024.

AFFIDAVIT
Solemnly Affirmed before me
By Vankar Biswas
of 21st
Identified by N. Shah Day of June 21
This the 21st Day of June 2024
A. am/pm

STHAPATYA CONSTRUCTION
[Signature]
PARTNER

Deponent
Identified by me

Solemnly Affirmed & Declared
Before me on Identification
21/06/24

Pashupati Shah
NOTARY SILIGURI

[Signature]
21/6/24
Advocate