

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

74AB 892798



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of PARTHA SAHA [PAN NO AILPS5801L] [AADHAR NO 6591 9105 9149], son of Dwijendra Nath Saha , aged about 53 years, by Faith- Hindu, by Occupation- Business , by Nationality- Indian and residing at Satyen Bose Road ,Deshbandhu Para , P.O.- Siliguri Town , Siliguri , in the District of Darjeeling , West Bengal, Pin- 734004 , Partner of "ABASAAN" and being the promoter of the proposed project.

Solemnly Affirmed & prepared
Before me on Identification
D. Dashupati Shah
SILIGURI

Cont...P-2

N. J. Stamp

SL. No..... 390 Date..... 14/12/23

Sold to..... Abalgaan.....

.....
of..... Siliguri.....

Value..... 10/- Rupees..... Ten only



JAYABRATA BANIK
Govt. Stamp Vender
A.D.S.R. Office Bagdogra
L/No- 539-R.M/Darjeeling
Year 2007



I, **PARTHA SAHA** , Partner of "**ABASAAN** " and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **LANDLOAD NAME IS NIKHILESH DEY ALIAS NIKHILESH CHANDRA DEY** 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.

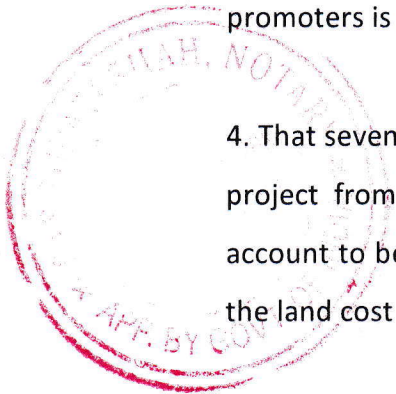
3. That the time period within which the project shall be completed by the promoters is (**DELEVERY DATE OF PROJECT – 31ST DEC: 2027**).

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



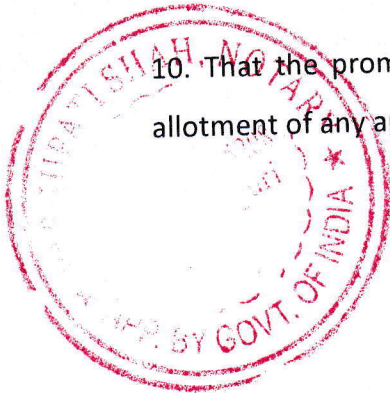
Notary Public
West Bengal
APPE. BY COV.
Notary Public

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.



ABASAAN

Pausha 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 19th day of December, 2023.

ABASAAN

Pausha Saha

Partner

Deponent
Identified by me

[Signature]

Advocate

AFFIDAVIT
Solemnly affirmed before me
by *Pausha Saha*
of *[Signature]*
Identified by *S. Paul*
on this the *19th* day of *Dec*, 20*23*

Solemnly Affirmed & Declared
Before me for Identification.

[Signature]
Jirpati Shah
Notary Public