

पश्चिमबङ्ग पश्चिम बङ्ग WEST BENGAL

74AB 899548



FORM 'B'

Affidavit cum Declaration

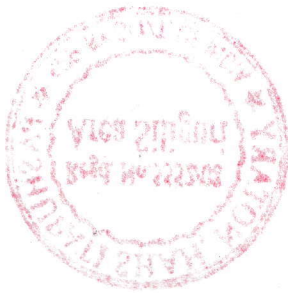
Affidavit cum Declaration of SUKHA RANJAN KAR [PAN NO AEUPK9089D] [AADHAR NO 5406 1065 2243], son of kshitish Chandra Kar , by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at **Rabindra Sarani , Purba Vivekananda Pally , Ward No-38 (S.M.C) , Siliguri , WB .Pin -734006** in the District Of Jalpaiguri , West Bengal, Partner of " **PERFECT BUILDERS** " and being the promoter of the proposed project.

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SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

PASHUPATI SHAH
NOTARY, SILIGURI

BEFORE WE CAN IDENTIFY YOUR DOCUMENTS WE MUST VERIFY & DESTROY



संख्या: 546/RM
भाग: Bagdogra

Govt. Stamp Vendor
Handwritten signature

Handwritten signature

Handwritten signature

NO. 566
DATE 08.5.23
ON JOURNAL STAMP



I, SUKHA RANJAN KAR, Partner of "PERFECT BUILDERS" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **LANDLOAD NAME**

- a. SUKHA RANJAN KAR
- b. SUJIT DAS

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: 2026).

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.

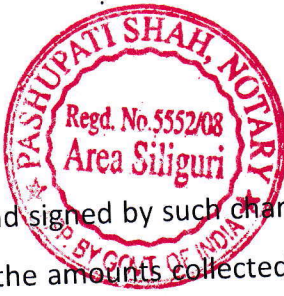
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

SOLEMNLY AFFIRMED & DECLARED

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.

For PERFECT BUILDERS

Seekha Ranjan

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 20th day of February, 2024.

For PERFECT BUILDERS

Seekha Ranjan

PARTNER

Deponent
Identified by me

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Karthy

PASHUPATI SHAH
NOTARY, SILIGURI

[Signature]

Advocate