



पश्चिमबङ्ग प्रसिद्धि बंगाल WEST BENGAL

AN 162039



FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Solemnly Affirmed & Declared
Before me on Identification

Pashupati Shah
Pashupati Shah
NOTARY, SILIGURI

NON JUDICIAL STAMP

No. 778 05.08.23

Sold Shubhdeep Finves Pvt Ltd

at S. Cigunt

Value Rs. 100/-

^{S.S.P.}
Bachhangshu Saran Roy
Govt. Stamp Vendor
L. No. 173/R.M.
Biligum Court



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Affidavit cum Declaration of Mr.Subhankar Mittal promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 31.10.2022:

I, Subhankar Mittal Son of Shri Tara Chand Agarwal aged 40 years resident of Sevoke Road, Siliguri – 734001 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter have/has a legal title to the land on which the development of the project is proposed.
2. That the land is presently mortgaged to schedule commercial bank as security for loan availed by promoter company.
3. That the time period within which the project shall be completed by promoter is 31.07.2026 (Project Completion Date).
4. That seventy per cent of the amounts realised by the 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.

That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

That 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

For Shubhdeep Finvest Private Limited

(Subhankar Mittal)
Deponent
Director

Verification

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 Siliguri on this 7th day of August, 2023.

**Solemnly Affirmed & Declared
Before me on Identification**
20/08/23
Pashupati Shah
NOTARY, SILIGURI
For Shubhdeep Finvest Private Limited
(Subhankar Mittal)
Deponent