

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



99AB 519067

Affidavit CUM Declaration

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration of Mr. Saraj Dam, Partners of PITAMBARA REALTORS LLP, promoter of the proposed project "THE LUXOTTICA NEST" lying and situated at Holding No. 77/69, Shiv Mandir Road, Subhash Pally, Near Netaji Girls High School, P.O.-Siliguri, Ward No-18 under the jurisdiction of Siliguri Municipal Corporation, P.S.-Siliguri, Dist-Darjeeling, Pin - 734 001;

Pitambara Realtors LLP
Saraj Dam
Designated Partner

Pitambara Realtors LLP
Suman Choudhary
Designated Partner

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Notary Attested & Dealt as per 16 TB of Identification
Saraj Dam
SARAJ DAM
NOTARY
Darjeeling

28 NOV 2024

We, Mr. Saraj Dam and Mr. Suvronil Chowdhury , Authorised signatory Partners of PITAMBARA REALTORS LLP, promoter of the proposed project "THE LUXOTTICA NEST" lying and situated at Holding No. 77/69, Shiv Mandir Road, Subhash Pally, Near Netaji Girls High School, P.O.-Siliguri, Ward No-18 under the jurisdiction of Siliguri Municipal Corporation, P.S.-Siliguri, Dist-Darjeeling, Pin - 734 001 do hereby solemnly declare, undertake and state as under:

1. That SMT. GITALI CHAKRABORTY, SRI SAGNIK CHAKRABORTY AND SRI SATYAKI CHAKRABORTY has 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 the 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 us / promoter is **31-08-2026**.
4. That 70% (seventy percent) of the amounts realised by us / 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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10/10/24
13/11/24
28/11/24
Ratan K. Bagchi
NOTARY
SILIGURI

Pitambar Realtors LLP
Saraj Dam
Suvronil Chowdhury



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 We / 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 We / 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.



Pitambara Realtors LLP

Sarajit Das
Designated Partner

Pitambara Realtors LLP

Sumanil Choudhary
Designated Partner

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by us at Siliguri on this 28th day of November.

Pitambara Realtors LLP

Sarajit Das
Designated Partner

Pitambara Realtors LLP

Sumanil Choudhary
Designated Partner

Deponent

Identified by me

Kamshikumar Ray

(ADVOCATE, SILIGURI)

Solemnly Affirmed & Declared
in presence of identification

12/11/24
28/11/24

Ratan K. Bagchi
NOTARY
SILIGURI