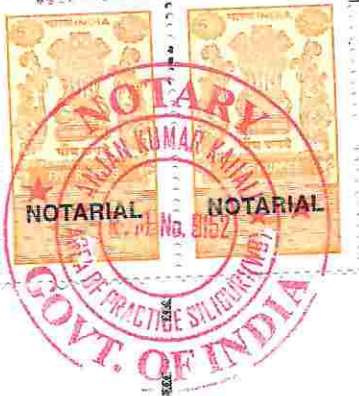




बंगाल WEST BENGAL

L 817758



BEFORE THE NOTARY PUBLIC AT SILIGURI

AFFIDAVIT

M/S. LABANI CONSTRUCTION
Group Partner
PARTNER

Anjan Kahali
18/03/24
Anjan Kumar Kahali
NOTARY
(Govt. of India)
Regd. No. -9152/2011
Siliguri / Darjeeling

AK

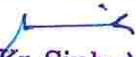
NON JUDICIAL STAMP

SL NO. 12896 Date 28.03.2012

SOLD TO Labani Construction

OF slg.

Value Rs. 100/- (Rupees) one hundred only.


(Sujit Kr. Sinha)
Govt. Stamp Vendor
Siliguri Court
L/No. - 196/R.M.

MS. LABANI CONSTRUCTION

PARTNER



:2:

M/S. LABANI CONSTRUCTION
Arup Ratan Ghosh
PARTNER

FORM "B"

{See rule 3(4)}

Affidavit Cum Declaration

Affidavit cum Declaration of **Sri Arup Ratan Ghosh** duly authorized by the promoter of the proposed project, vide his authorization dated 20/04/2023.

I, **Sri Arup Ratan Ghosh** son of late Anil Chandra Ghosh, aged about 61 years residing at Agamani Apartment, 26 B. M. Sarani Road, Mahananda Para Siliguri, Ward No- 6, Dist.- Darjeeling duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Smt Suparna Sinha wife of Sri Goutam Sinha and Sri Yudhajeet Sinha son of Sri Goutam Sinha has a legal title to the land on which the development of the project is proposed.

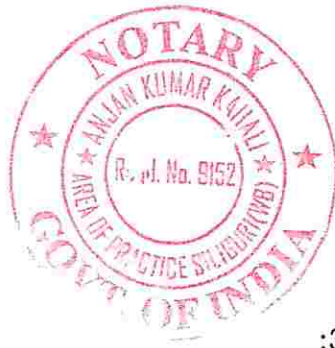
And

A legally valid authentication of title of such land along with 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 within which the project shall be completed by Promoter is 14th day April 2026.
4. That seventy percent of the amounts realized by promoter for the real estate project from all 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.

Arup Ratan Ghosh
Anjan Kumar Khatu
NOTARY
(Govt. of India)
Regd. No.-9152/2011
Siliguri / Darjeeling

SPB



:3:

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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That Promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

M/S. LABANI CONSTRUCTION
for, Labani Construction
Arup Ratan Ghosh
(Sri Arup Ratan Ghosh) **PARTNER**
Deponent

Verification

The contents of my 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 the 18.3.2024.

AFFIDAVIT
SOLEMNLY AFFIRMED BEFORE ME
by... *Arup Ratan Ghosh*
of... *Siliguri*
Identified by... *Moumita Bhowmick (Adv.)*
This the *18th* Day of *MAR*, 2024
..... A LPM

M/S. LABANI CONSTRUCTION
for, Labani Construction
Arup Ratan Ghosh
(Sri Arup Ratan Ghosh) **PARTNER**
Deponent
Identified by me

Moumita Bhowmick
Advocate/Siliguri.

Anjan Kumar Kahali
Anjan Kumar Kahali
NOTARY
(Govt. of India)
Regd. No.-9152/2011
Siliguri / Darjeeling