

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

74AB 908645



FORM 'B' [See rule 3 (4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. SURESH KUMAR GUPTA Partner of M/s BALAJEE DEVELOPERS Promoter of the proposed project URBAN HEIGHTS/ duly authorized by the promoter of the proposed project

I, Mr SURESH KUMAR GUPTA Partner of M/s BALAJEE DEVELOPERS promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That SMT CHANDRAKALA DASSANI W/O SRI RUP CHAND DASSANI, SRI RAJESH KUMAR DASSANI S/O SRI SURAJ MAL DASSANI & SRI CHIRAGH DASSANI S/O SRI RUP CHAND DASSANI have/has a legal title to the land on which the development of the proposed project is to be carried out

**M/S BALAJEE DEVELOPERS**

*Suresh Kumar Gupta*  
Partner

*Debasish Chakraborty*  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd. No. 13792

04 JAN 2024

Contd.



**JUDICIAL STAMP**

721

08.8.23

Balajee Developers.  
Slg.

10/5

Tammoy Moy

Govt. Stamp Vendor  
Bagdogra  
Lic. No- 546/RM  
07 / Darjeeling

218809 7215



M/S BALAJEE DEVELOPERS

Partner

Handwritten notes and stamps at the bottom left, including 'Sd/-' and 'Tammoy Moy'.



# **BALAJEE DEVELOPERS**

**2<sup>nd</sup> Floor, Metro Heights, Sevoke Road, Siliguri-734001**

**GSTIN: 19AAWFB8490M1ZB**

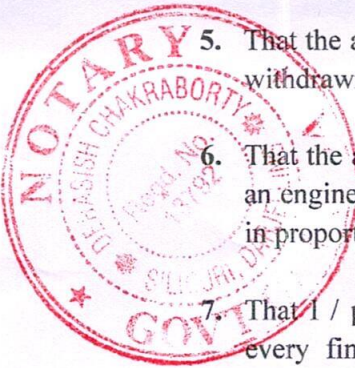
**Contact No +91 7042857790**

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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 me/ promoter is September'2026.
4. That seventy per cent of the amounts realised by me/ 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 the purpose.
5. That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 I/ 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.



M/S BALAJEE DEVELOPERS

*Sudh Kumar Gupta*

Partner

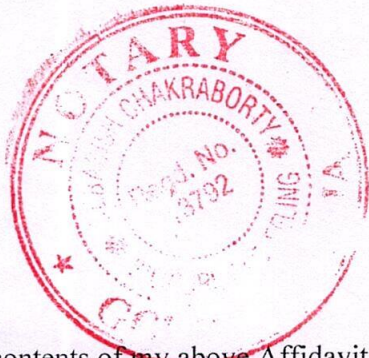
*Debastish Chakraborty*  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd. No. 13792

Contd.

04 JAN 2024



10. That I/ 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 BALAJEE DEVELOPERS

*Suresh Kumar Gupta*  
Partner

SURESH KUMAR GUPTA

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 me on 16/08/2023

M/S BALAJEE DEVELOPERS

*Suresh Kumar Gupta*  
Partner

SURESH KUMAR GUPTA

Deponent

**AFFIDAVIT**

Solemnly Affirmed before me

By Suresh Kumar Gupta  
of Sevoke Road, Siliguri  
Identified by Manisha Garg  
This the 04 Day of Jan, 2024  
At \_\_\_\_\_ am/pm

*Manisha Garg.*  
Drafted by me.

*Debasish Chakraborty*  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd. No. 18702  
04 JAN 2024