

10 MAY 2024

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

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Urban Shapers LLP  
Designated Partner

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL  
BE SIGNED BY THE PROMOTER OR ANY PERSON  
AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

A. Chakraborty  
Advocate, Siliguri

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

10 MAY 2024

ASOS TAM O E

# NON JUDICIAL STAMP

04 MAY 2024

Sl. No. 725 Dated .....

Name Urban Shoppers Ltd

of Sr .....

Value Rs. 10/- (Rupees Ten only)

*BS*  
BABY SAMA  
Govt. Stamp Vender  
Sihyuri Court  
License No. 172/RM/dated-24/07/15

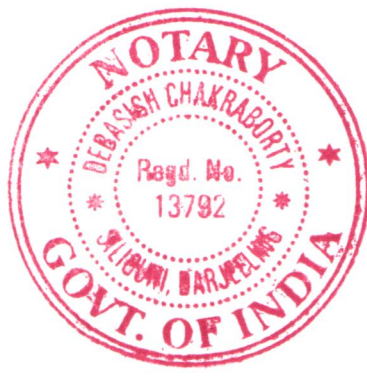
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Notary Public  
Sihyuri

Devidiged Bepur  
Sihyuri  
Notary Public  
Sihyuri  
04 MAY 2024



Urban Shapers LLP  
Designated Partner

Affidavit cum Declaration of Mr. Vikash Bansal, Designated Partner of M/s. Urban Shapers LLP promoter of the project **TOWN HALLLL** situated at Scheme No- UIF 3/4 & UIF 3/5, Utsodhaara Teesta Township, Kawakhali, P.O.- Satellite Township, P.S.- Njp, Dist- Jalpaiguri, Pin- 734015, Plot no- 23 (P), 34 (P), 35 (P), 36 (P), 37 (P), 38 (P), 39 (P), (L.R.), LR Khatian No- 13 & 12, Mouza- Dabgram Sheet No-192, J.L. No- 02, WB, India.

I, Vikash Bansal, Son of Sri Binod Kumar Bansal resident of Pusp Niwas, Biswakarma Mandir Road, Khalpara, Siliguri – 734005, Dist- Darjeeling, do solemnly affirm and state as under:

1. That I / promoter have / 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 an authenticated copy of the agreement between (Suman Mfg. Limited, Hillview Leisure Pvt. Ltd.- Both Land owners) and promoter for development of the real estate project is enclosed herewith.
2. That the said land is not free from all encumbrances. Suman Mfg. Limited, and Hillview Leisure Pvt. Ltd.- Both Land owners availed the credit facilities of Rs. 1810 Lacs from ICICI Bank Ltd. Siliguri Branch, vide letter of sanction ref. no.- 77212910144, Dated- 05/09/2022 & ref. no.- 77214552278, Dated- 27/04/2023 respectively.
3. That the time period within which the project shall be completed by me/promoter is 9<sup>th</sup> July, 2027

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

10 MAY 2024





Urban Shapers LLP  
Designated Partner

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 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 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.

  
Debasish Chakraborty  
Notary Govt. of India  
Siliguri, Darjeeling  
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10 MAY 2024

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 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.

Urban Shapers LLP  
*[Signature]*  
Designated Partner

Deponent

Verification

I, Vikash Bansal, Son of Binod Kumar Bansal resident of Pusp Niwas, Biswakarma Mandir Road, Khalpara, Siliguri – 734005, do solemnly affirm that 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 10<sup>th</sup> day of May, 2024

**AFFIDAVIT**  
Solemnly Affirmed before me  
By Vikash Bansal  
of Siliguri  
Identified by R. Chakraborty  
This the 10<sup>th</sup> Day of May 2024  
At Siliguri am/pm

*[Signature]*  
**Debasish Chakraborty**  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd. No. 13792  
**10 MAY 2024**

Urban Shapers LLP  
*[Signature]*  
Designated Partner  
IDENTIFIED BY ME Deponent  
*[Signature]*  
R. Chakraborty  
Advocate, Siliguri  
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