

WEST BENGAL

74AB 941440

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of SAYAB ALI [PAN NO AIZPA2641J] [AADHAR NO 460206210775], son of Mosd Ali, by Faith- ISLAM, by Occupation- Business, by Nationality- Indian and residing at Bagdogra Main Road(North), Bagdogra, Dakshin Bagdogra , Darjeeling , WB.-734014 , in the District of Darjeeling, West Bengal, PARTNER of "Disha Constructions" and being the promoter of the proposed project.

03 JUL 2023

Om Prakash
OM PRAKASH GUPTA
Notary Govt. Of India
Siliguri Darjeeling
Regd No - 13778

Cont...P-2

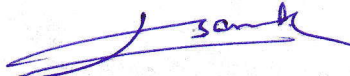
N. J. Stamp

SL. No.....636.....Date...23/06/23

Sold to...M/S. Disha Construction

of.....Bagdogra

Value.....10/-.....Rupees.....



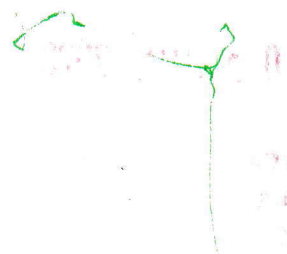
JAYABRATA BANIK
Govt. Stamp Vender
A.D.S.R. Office Bagdogra
L/No- 539-R.M/Darjeeling
Year 2007



FORM 1

Stamp Vender

Faint, illegible text, likely bleed-through from the reverse side of the document.



Faint, illegible text at the bottom right, possibly a date or reference number.

I, SAYAB ALI, PARTNER of "Disha Constructions" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **MR. UJAL ROY** have 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 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.

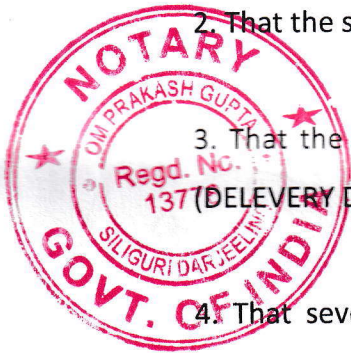
2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoters is (DELEVERY DATE OF PROJECT 31ST DEC 2027).

4. That seventy per cent of the amounts realized by the promoters 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.



Om Prakash Gupta

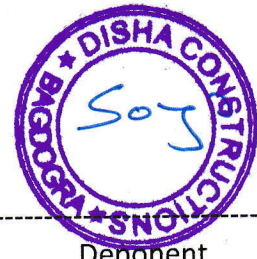
03 JUL 2023

PRAKASH GUPTA

7. That promoters 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.

8. That the promoters shall take all the pending approvals on time, from the competent authorities.

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act. 10. That the promoters 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.



Sojeb Ali
Sojeb Ali

Deponent

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Baluguri, on this 3rd day of July, 2023.

AFFIDAVIT
Solemnly Affirmed before me
By Sojeb Ali
Of Bagdogra
Identified by C. Hausingra, Ansh
This the 3rd Day of July 2023

OM PRAKASH GUPTA
Notary Govt. Of India
Siliguri Darjeeling
Regd No - 13778

Deponent
Identified by me

Chandan Hausingra