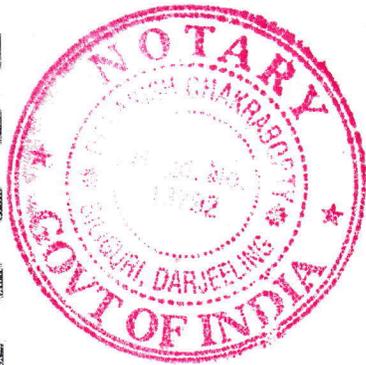


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

75AB 169495



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **PANKAJ PODDAR** [PAN NO. AKZPP9696A] [AADHAR NO. 2002 7971 5224], son of Late. Haripada Poddar, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at 202, Najrul Sarani, East Vivekananda Pally, P.O. Rabindra Sarani, P.S. Bhakti Nagar, Pin Code - 734006, in the District of Jalpaiguri, West Bengal, Partner of "A.P.CONSTRUCTION" and being the promoter of the proposed project.

Deborah K. Sin
Govt of India
Darjeeling

SL. NO. 5221 Date 10.5.2023
PURCHASER. P. P. Construction
Full Address. sly
Total Value. 10/-
Stamp Purchased from JPG Treasury-1

Ms
STAMP VENDOR
JAYA RANI DAS
Licence No.1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiquri



I, **PANKAJ PODDAR**, Partner of "**A.P.CONSTRUCTION**" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **SMT. JAYANTI GHOSH, SRI RANAJEET GHOSH, and SRI RAJDEEP GHOSH**, 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 31st December 2027.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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



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.

A. P. CONSTRUCTION


Partner

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 _____, on this ____ day of _____, 2023.



Deponent
Identified by me

Advocate

AFFIDAVIT

Solemnly Affirmed before me
by _____
of _____
Identified by _____
This the _____ day of _____ 20 ____
at _____ AM/PM.


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

22 JUN 2023