

27 MAR 2024

Serial No. 13/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

96AB 262685

BEFORE THE NOTARY PUBLIC  
GOVERNMENT OF INDIA



FORM "B"

**AFFIDAVIT-CUM-DECLARATION**

Affidavit-cum-Declaration of SRI SHIBDAS GUHA, PAN AKTPG6835C, Aadhaar No. 8392 9915 7311, Son of Late Rakhal Chandra Guha, by faith - Hindu, by occupation - Business, residing at 2/94/20, Bijoygarh, Post Office - Jadavpur, Police Station - Jadavpur, Kolkata - 700032, Proprietor of SHIBDAS GUHA (hereinafter referred to as Promoter) Promoter of the proposed project duly authorized vide Development Agreement No. 160203646 of the year 2020 and Development Power No.160204293 for the year 2020.

SRI SHIBDAS GUHA, PAN - AKTPG6835C, Aadhaar No. 839299157311, Son of Rakhal Chandra Guha, by faith - Hindu, by



27 MAR 2024



occupation - Business, residing at 2/94/20, Bijoygarh, Post Office - Jadavpur, Police Station - Jadavpur, Kolkata - 700032, Proprietor of SHIBDAS GUHA being the promoter of the Proposed Project, do hereby solemnly declare undertake state as under :-

That the Owners : (1) SRI ASIT KUMAR MUKHERJEE, PAN ADQPM05261, Aadhaar No. 7699 1955 4459, Son of Late Makhan Lal Mukherjee, by Nationality - Indian, by faith - Hindu, by occupation - Retired, residing at 17/1, Baishnabghata Road, P.O.- Naktala, P.S.- Jadavpur now Netaji Nagar, Kolkata - 700047 (2) DR. KRISHNA MUKHERJEE, PAN - BESPM9540Q, Aadhaar No. 2715 1552 1558, Wife of Late Dr. Dilip Kumar Mukherjee, by faith- Hindu, by occupation - Medical Practitioner, (3) DR. TIRTHA MUKHERJEE, PAN - BBPPM0150C, Aadhaar No. 8860 9751 4240, Son of Late Dilip Kumar Mukherjee, by Nationality - Indian, by faith - Hindu, by occupation - Medical Practitioner, both are residing at 89G, G.T. Road West, Srithi Apartment, Block-A, Belting Bazar, Sreerampur, P.O.- Mallickpara, P.S.- Sreerampur, Dist.- Hooghly, Pin - 712203, West Bengal and (4) SRI JAYANTA MUKHERJEE, PAN - AIYPM1691F, Aadhaar No. 4770 7489 0684, Son of Late Subhas Kumar Mukherjee, by Nationality - Indian, by faith - Hindu, by occupation - Service, residing at 17/1, Baishnabghata Road, P.O.- Naktala, P.S.- Jadavpur now Netaji Nagar, Kolkata - 700047.

Has a Legal Title to the Land on which Development of the Project Proposed.

AND

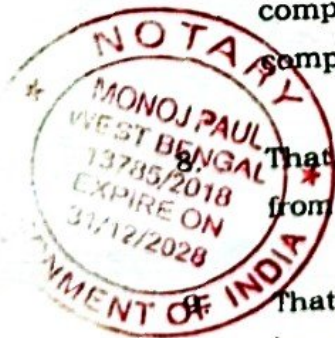
A legal valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.



27 MAR 2024



2. That, the said land is free from all encumbrances;
3. That, the time period within which the project shall be completed by promoter on or before August, 2024.
4. That, Seventy per cent of the amount 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 the construction and the land cost at 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 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, promoter shall get the amounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of the accounts duly certified and signed by such chartered accountant and it shall be verified during AUDIT THAT THE amounts COLLECTED for a particular projects have been utilised for the project and the withdrawal has been in compliance worth the proportion to the percentage of completion of the project;
8. That, promoter shall take all the pending approvals on time, from the competent authorities;
9. That, promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



27 MAR 2024



10. 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.

*Srikrishna Gula*  
**DEPONENT**

PREPARED IN MY CHAMBER

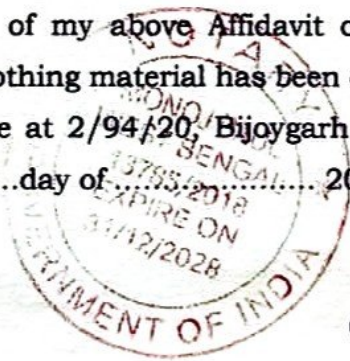
SIGNED IN MY PRESENCE

ADVOCATE

ADVOCATE

**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 2/94/20, Bijoigarh, Jadavpur, Kolkata - 700032 on this the .....day of..... 2024.



*Srikrishna Gula*  
**DEPONENT**

PREPARED IN MY CHAMBER



*Monoj Paul*  
13/84

Serial No.....  
Solemnly affirmed before me on this 27<sup>th</sup> day of March 2024 with the identification of *B. C. Chelias* Advocate/Clerk/Any Person

IDENTIFIED BY ME  
*B. C. Chelias*  
Advocate / Clerk / Any Person  
No.....

27 MAR 2024

**MR. MONOJ PAUL**  
NOTARY, GOVT. OF INDIA  
REGD. NO.- 13785/2018  
ALIPORE COURT, W.B.