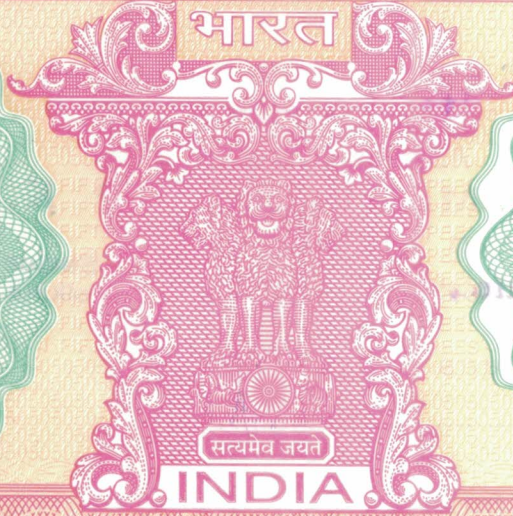


भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत



INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA - 700 027

FORM B

[See rule 3(4)]



AH 709456

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

Affidavit cum Declaration

Affidavit cum Declaration of Jony Ganguly promoter of the proposed project;

I, Jony Ganguly, son of Raj Kumar Ganguly, residing at B/6, Congress Nagar, P.O: Bansdrani, P.S: Bansdrani, Kolkata: 700070 being the Proprietor of "M/s. Swastik Enterprise & Construction", having its registered office at 17, Niranjana Pally C Block (Postal Premises No: 5/C, Niranjana Pally), P.O: Bansdrani, P.S: Regent Park, Kolkata: 700070 do hereby declare that M/s. Swastik Enterprise & Construction is the promoter of the project, i.e., "Swastik Apartment" constructed at 20, Niranjana Pally B Block (Postal Premises No: B/14, Niranjana Pally), under L.O.P. No: 243, R.S. Dag No: 1117(P), Mouza: Bansdrani, J.L. No: 45, P.O: Bansdrani, P.S: Bansdrani, Kolkata: 700070, within the limits of Ward No: 113, Borough No: XI, Kolkata Municipal Corporation do hereby solemnly declare, undertake and state as under:

29 DEC 2023

Jony Ganguly.

Sl. No. 33068 Sold to.....

Address.....

A. K. Maity

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 50/- (Rupees Fifty) only

Issue Date:....., Sign.....

P. K. DAS

Advocate

Sealdah Court

Kolkata-700014

23 NOV 2023



NOTARY PUBLIC, WHICH
CERTIFICATE OF ANY PERSON
IN THE MATTER

Handwritten text, likely a description of the property or the transaction, including details about blocks and locations in Kolkata.

Handwritten signature or name at the bottom left of the page.



1. That Dilip Karmakar, Swapan Karmakar, Reba Roy, Bela Banik and Renu Sarkar has the 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 promoter is 31st December, 2024.
4. That seventy per cent of the amounts realized by the 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 schedule 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 the 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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

Jony Ganguly

Deponent

29 DEC 2023





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 at Kolkata on this 28th day of December, 2023.

Jonny Ganguly

Deponent

Identified by me

Debasish Chowdhury
Debasish Chowdhury
Advocate
Alipore Court, Kol-700027
WB/929/1983

Solemnly declares and affirms
Signature attested
in identification
Marufa Khatoon
MARUFA KHATOON
Notary Govt. of India
Regd. No. 13815/2018
Alipore Judges' Court

29 DEC 2023