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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

95AB 476514

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

Affidavit cum Declaration of Mrs. Chaitali Sarkar, Proprietor of M/s. NEETA CONSTRUCTION promoter of the proposed project "GALPO GRIHO" at 706, Purbachal Main Road, P.O. – Haltu, P.S. – Garfa, Ward No. 106 of Borough – XII of KMC, Kolkata – 700078, WB, India.

I, Chaitali Sarkar, Proprietor of M/s. NEETA CONSTRUCTION promoter of the proposed project "GALPO GRIHO" at 706, Purbachal Main Road, P.O. – Haltu, P.S. – Garfa, Ward No. 106 of Borough – XII of KMC, Kolkata – 700075, WB, India, do hereby solemnly declare, undertake and state as under:

1. That my firm M/s. NEETA CONSTRUCTION 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 Sandhya Roy, Babli Das, Kakoli Roy Chowdhury (Land Owners) and M/s. NEETA CONSTRUCTION for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.



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No.
 Name.....
 Address.....
 Rs. *100*

B. C. LAHIRI
 Advocate
 Alipore Police Court
 Kolkata - 700 027

Pijush Kanti Chakraborty
Licence Stamp Vender

Alipore Police Court
Kolkata-700 027



FORM B
 (See the Act)

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

Declaration

I, the undersigned, being the promoter of the project "GARDEN" at 200, Panchsheel Main Road, P.O. - Haldi P.S. - Calcutta, West Bengal, do hereby declare that the land on which the project is proposed to be developed is a legal title to the land on which the development project is proposed AND a legally valid authentication of title of such land along with an indicated copy of the agreement between Landlord Mr. Babli Das, Kachhi Roy Chowdhury (Owner) and M/S. METTA CONSTRUCTION for development of the real estate project is attached herewith.

I, the undersigned, being the promoter of the project "GARDEN" at 200, Panchsheel Main Road, P.O. - Haldi P.S. - Calcutta, West Bengal, do hereby declare that the land on which the project is proposed to be developed is a legal title to the land on which the development project is proposed AND a legally valid authentication of title of such land along with an indicated copy of the agreement between Landlord Mr. Babli Das, Kachhi Roy Chowdhury (Owner) and M/S. METTA CONSTRUCTION for development of the real estate project is attached herewith.

I, the undersigned, being the promoter of the project "GARDEN" at 200, Panchsheel Main Road, P.O. - Haldi P.S. - Calcutta, West Bengal, do hereby declare that the land on which the project is proposed to be developed is a legal title to the land on which the development project is proposed AND a legally valid authentication of title of such land along with an indicated copy of the agreement between Landlord Mr. Babli Das, Kachhi Roy Chowdhury (Owner) and M/S. METTA CONSTRUCTION for development of the real estate project is attached herewith.



03 JUN 2024

3. That the time period within which the project shall be completed by me/promoter is 30-08-2026
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.
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.



C. Sarkar
Deponent

Verification

I, Chaitali Sarkar daughter of Late Ajit Narayan Karmakar Resident of 79, Sahid Nagar Kolkata – 700078, do solemnly affirm that 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 27th day of May, 2024



*Solemnly Affirmed & Declared
before me on Identification*

A. K. Sinha, Notary
Alipore Judges/Police Court, Cal-27
Regd. No. 608/1995 Govt. of India

C. Sarkar
Deponent

Identified by me

Advocate