



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AR 418825


FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of SHYAMAL KUMAR GANGULY being the promoter of the proposed project vide its authorization dated _____.

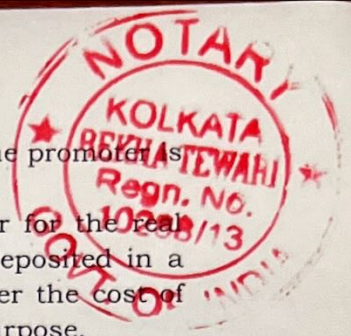
I, Shyamal Kumar Ganguly (PAN - ADXPG1379G; AADHAAR NO. 7018 9642 7308), son of Late Shankar Ganguly, by faith Hindu, by occupation Business, by nationality - Indian, residing at 22/A, Raja Bagan Lane, Police Station - Sinthee, P.O. Ghughudanga, Kolkata - 700030, District - North 24 Parganas duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Smt. Durga Rani Dey and Sri Babul Biswas have the legal title to the land on which the development of the project is proposed and a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for the development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.


REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M. & C. Court
Kolkata - 700 001

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3. That the period within which the project shall be completed by the promoter is **31.12.2026**.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
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.

Shyamal Kumar Ganguly
Deponent

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 20th day of March, 2024.

Shyamal Kumar Ganguly
Signature of Shyamal Kumar Ganguly
Deponent

Identified by me,
S. Baidya Adv.
S. Baidya, Advocate,
Alipore Judges' Court,
Kolkata-700 027

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

REKHA TEWARI
NOTARY
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C.M.M' s. Court
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Rekha
REKHA TEWARI
NOTARY
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