

Sl. No. 01 Date 26.4.23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

28AA 437661

FORM -'B'

[See rule 3(4)]

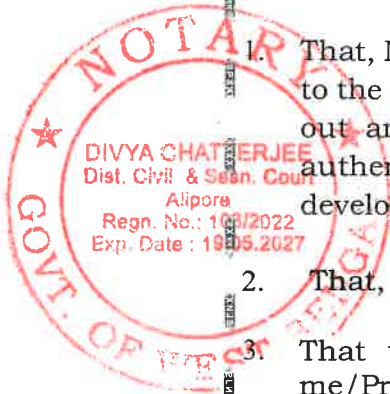
AFFIDAVIT CUM DECLARATION

Affidavit-cum-Declaration of Mr. Gopal Prasad, son of Late Ganesh Prasad, aged about 54 years, working for gain at Geeta Ganesh Promoters Private Limited, (Promoter), a Company incorporated under the Companies Act, 1956 and having its Registered Office at 16, Sudder Street, Kolkata-700016, P.S. New Market, duly authorized by the Promoter of the proposed project, vide its/his/their authorization dated 01.02.2023;

I, Mr. Gopal Prasad, duly authorized by the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under :-

1. That, Mr. Sitla Prasad Jaiswal and Mr. Kali Prasad Jaiswal have a legal title to the land on which the development of the proposed project is being carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners 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 me/Promoter is 31st March, 2027.

26 APR 2023



206910

S.L. No.....Sold To.....

Rs.....Addr.....

G.C. SAHA
(Govt.) LICENSED STAMP VENDOR


11A, Mirza Galib Street, Kol - 87

Issue Date.....Sign.....

27 DEC 2021

Debamitra Adhikari
Advocate, High Court, Calcutta
Old Post Office Street
Kol-700001

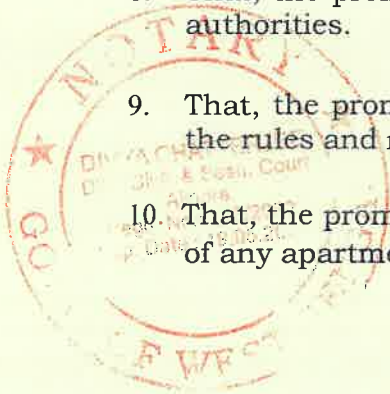
27 DEC 2021



2.

26 APR 2023

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



Deponent

VERIFICATION

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 26th day of April 2023

Solemnly Affirm
&

Declare Identification

Divya Chatterjee
DIVYA CHATTERJEE
NOTARY

Govt. of West Bengal
Reg. No.: 103/2022

Identified by me
@habratonty

Deponent

