

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC

At Area : Alipore

Dist. : South 24 Parganas

FORM 'B'

[See Rule 3(4)]



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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. SAJJAN AGARWAL, promoter of the proposed project "GALSI ENCLAVE" / duly authorized by the promoter of the proposed project "GALSI ENCLAVE", vide its/his/their authorization dated 14/01/2022.

I, Mr. SAJJAN AGARWAL, promoter of the proposed project "GALSI ENCLAVE" / duly authorized by the promoter of the proposed project "GALSI ENCLAVE", do hereby solemnly declare, undertake and state as under:

1. That Smt Asha Banka and Sri Sajjan Agarwal have a 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 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 me/promoter is 22/09/2023.

Biswanath Constructions Pvt, Ltd,

S. Anand
Director

23 NOV 2022

[Signature]
SHIVANATH MUKHERJEE
NOTARY
Govt. of India
Regd. No. 13783

61428

PANCHU GOPAL SHAW
Advocate
C.M. M Court Kol - 1

SOLD TO
OF
RS
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO 351RS2016

16 SEP 2022

16 SEP 2022



53 NOV 2022

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

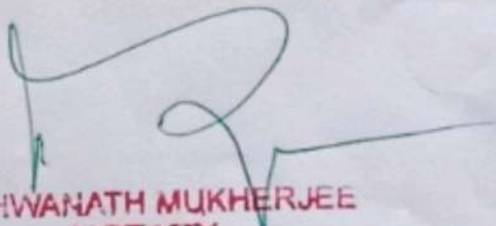
Biswanath Constructions Pvt. Ltd.
Sejren Agrewal
Deponent **Director**

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 23rd Day of November, 2022.

Biswanath Constructions Pvt. Ltd.
Sejren Agrewal
Deponent **Director**


BISHWANATH MUKHERJEE
NOTARY
Govt. of India
Regd. No. 13783

23 NOV 2022