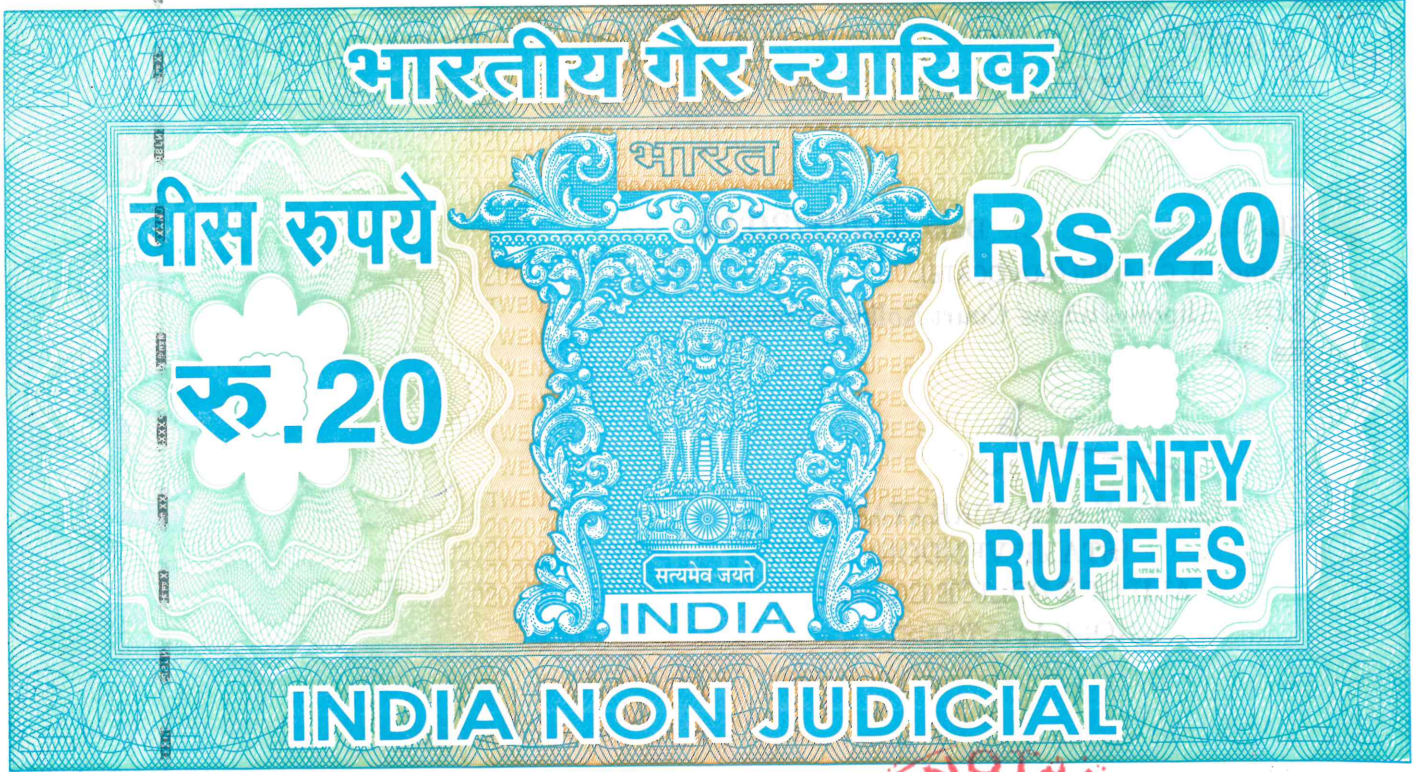
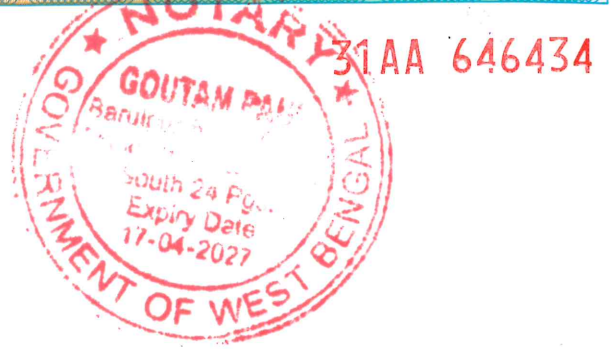


S2010-14/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL
KOLKATA-700144



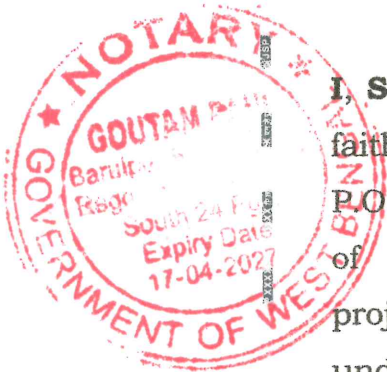
FORM -'B'
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit-cum-Declaration of SRI RUPESH RANJAN PRASAD, one of the Directors of the Developer of the project namely "4Sight Delight"

I, **SRI RUPESH RANJAN PRASAD**, son of Sri Makeswar Prasad , by faith- Hindu, by occupation- Business, residing at- 12, Garia Place, P.O.- Garia, P.S.- Narendrapur, Kolkata- 700084, one of the Directors of **the Developer Ganguly Home Search Pvt. Ltd.** of the project namely **"4Sight Delight"**, do hereby solemnly declare, undertake and state as under:

28 NOV 2023



2307

SL. No..... Date. 17/08/2023

Name :-B. C. LAHIRI (ADVOCATE).

ADD:- Alipore Judges' Court Kolkata-700027..

Rs. 20/-

TANMOY KAR PURKAYASTHA.
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-700027



NOTARY PUBLIC
ALIPORE POLICE COURT
KOLKATA-700027

STATEMENT OF DEBTS
I, the undersigned, being a creditor of the Debtor, do hereby certify that the amount of Rs. 20/- is due to me from the Debtor, B. C. LAHIRI, Advocate, Alipore Police Court, Kolkata-700027, as per the account of the Debtor's account with me, and that the Debtor has not paid the same to me as on the date of the execution of this certificate.



17/08/2023



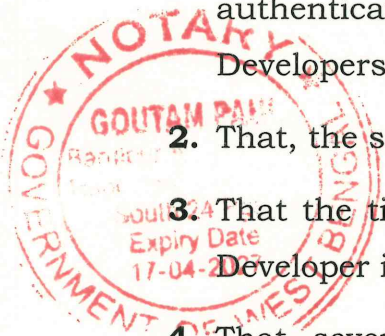
1. That (1) **SRI BIPLAB KUMAR ROY** (PAN ACUPR6421Q) & (2) **SRI MANAS KUMAR ROY** (PAN ACSPR6005Q) both sons of- Late Sushil Kumar Roy, by faith- Hindu, by occupation- Retired, by nationality- Indian, residing at- Mahamayapur, School Road, P.O.- Garia, P.S.- Narendrapur, Kolkata- 700084, (3) **ARPITA ROY** (PAN CFIPR8119E) wife of Late Utpal Kumar Roy, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at- Mahamayapur, School Road, P.O.- Garia, P.S.- Narendrapur, Kolkata- 700084, (4) **ARINA BISWAS** (PAN AWNPB8007H) daughter of- Late Utpal Kumar Roy, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at- Mahamayapur, School Road, Kalibari, P.O.- Garia, P.S.- Narendrapur, Kolkata- 700084, (5) **SMT. RITA MITTRA** (PAN BQKPM3560L) wife of- Sri Arunadoy Mittra, daughter of Late Sushil Kumar Roy, by faith- Christian, by occupation- Retired, by nationality- Indian, residing at 512/5, Parnashree Pally, P.O.- Parnashree, P.S.- Behala, Kolkata- 700060, and (6) **SMT. URMIMALA MODAK** (PAN BHPPM3162E) wife of- Sri Ajit Kumar Modak, daughter of Late Sushil Kumar Roy, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at P 13/A, Railway Co-operative, Kamdahari Purbapara, P.O.- Garia, P.S.- Bansdroni, Kolkata- 700084, jointly being the “**LANDOWNER**”, 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 the agreement between such Landowners and the Developers 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 Developer is 31.07.2027.
4. That, seventy per cent of the amounts realized by the Developer 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

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the project.

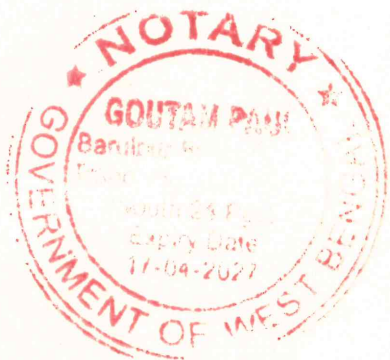
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, the Developer shall get the accounts audited within 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 Developer shall take all the pending approvals on time from the competent authorities.
9. That, the Developer has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, the Developer 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.

GANGULY HOME SEARCH PRIVATE LIMITED

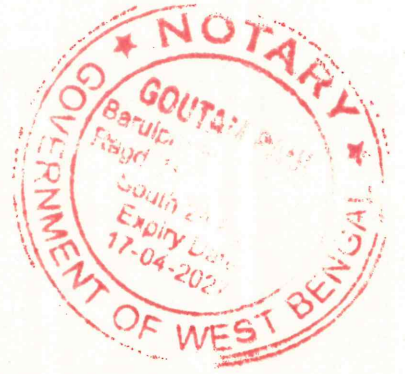
Rupesh Ranjan Basak

DIRECTOR

DEPONENT



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VERIFICATION

I, the deponent above, do here by 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 28th day of November, 2023.

GANGULY HOME SEARCH PRIVATE LIMITED

Rupesh Bijan Basak

DIRECTOR

DEPONENT

Identified by me:-

Soma Chakraborty

SOMA CHAKRABORTY

Advocate.

Baruipur Civil Court

WB - 2618/99

Solemnly declared and affirmed before me on identification under the Notary Act

Goutam Paul
GOUTAM PAUL
NOTARY

Regd No.- 028/2022
Govt. of West Bengal



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