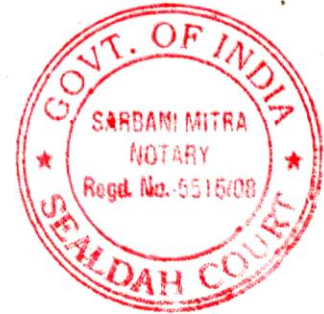




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

85AB 389979

*Before the Notary Public
Govt. of India*



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **MR. LAKSHMI KANTA KAR [PAN NO. AJEPK8704C]** [AADHAR NO. 2868 3699 2157], son of Late Dharendra Nath Kar, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at Rajbanshipar, Tarulia 1st Lane, P.O.-Krishnapur, P.S.-New Town, Kolkata-700102, in the District of North 24 Parganas, West Bengal, director of "GLS REALTY PRIVATE LIMITED" and being the promoter of the proposed project.

Cont...P-2

21 AUG 2023

16885

17 MAY 2023

No..... **Rs. 10/-** Date.....

Name : **SUBHRO KANTI ROY CHOWDHURY**
Advocate
High Court Calcutta

Address :

Vendor :
Alipore Collectorate, 24 Pgs. (South)

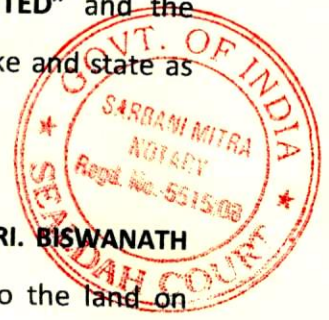
17 MAY 2023

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

FORM

16885

I, **MR. LAKSHMI KANTA KAR**, director of "**GLS REALTY PRIVATE LIMITED**" and the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



1. That **SRI. BHOLANATH PRAMANICK, SRI. RAGHUNATH PRAMANIK, SRI. BISWANATH PRAMANIK** and **GLS REALTY PRIVATE LIMITED**, 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 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 the promoters is 30th April, 2027.
4. That seventy per cent of the amounts realised by the promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoters 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.

21 AUG 2023

8. That the promoters shall take all the pending approvals on time, from the competent authorities.
9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoters 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.

GLS Realty Pvt. Ltd.

Lokeshmi Kaur Kar
Director

Deponent

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata, on this 21st day of August, 2023.

GLS Realty Pvt. Ltd.

Lokeshmi Kaur Kar
Director

Deponent
Identified by me

Subho Kanti Roy Chowdhury
Advocate

SUBHRO KANTI ROY CHOWDHURY
Advocate
High Court Calcutta

Solemnly Affirmed &
Declared Before Me
OR Identification By

hm
SARBANI MITRA
NOTARY
Regd No -5515/08

21 AUG 2023