

18
SL. NO.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

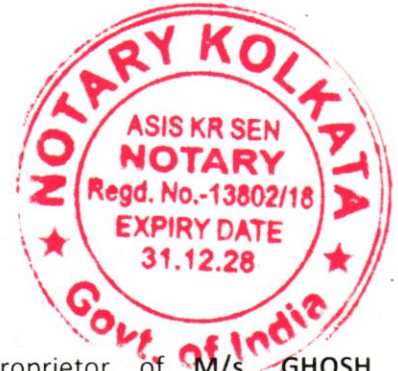
96AB 957690



FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration



Affidavit cum Declaration of **Smt. Aparna Ghosh**, Proprietor of M/s. **GHOSH CONSTRUCTION**, promoter of the proposed project "**GHOSH VILLA**" situated at 11B, Surendra Lal Pyne Lane, Kolkata – 700 012;

I, **Smt. Aparna Ghosh**, Proprietor of M/s. **GHOSH CONSTRUCTION**, promoter of the proposed project "**GHOSH VILLA**" situated at 11B, Surendra Lal Pyne Lane, Kolkata – 700 012 do hereby solemnly declare, undertake and state as under:

1. That **Sri Bhola Nath Dutta, Sri Sawrrendu Dutta and Smt. Suparna Dutta (Land Owner)** has a legal title to the land on which the development of the project is proposed.

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

30 AUG 2024

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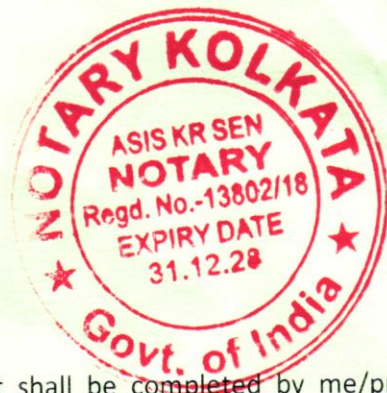
ARUN CHOWDHURY
Advocate
High Court, Calcutta

MG

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



ASOC QUA 0 8



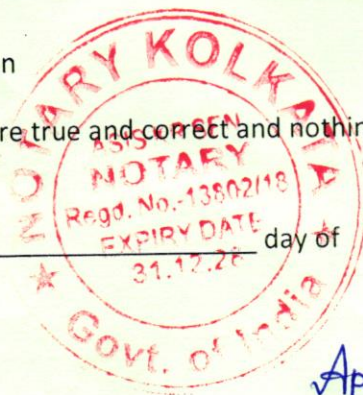
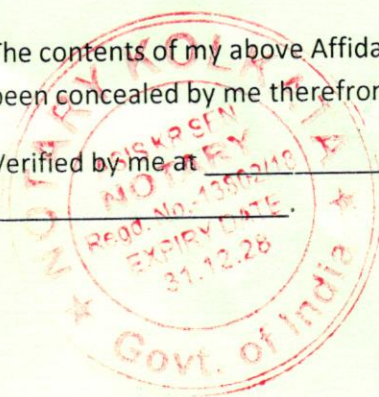
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31.01.2026.
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, fromtime to time, shall be deposited in 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

Aparna Ghosh
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 _____ on this _____ day of _____



Aparna Ghosh
Deponent

**Solemnly affirm and declare
before me on Identification**

**ASIS KUMAR SEN
City Civil Court, Kolkata
Notary
Reg. No. 13802/18**

Identified by me

Subrata Santra
Advocate
WB/729/98

30 AUG 2024