S1-120/23

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY RUPEES

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL 31AA 646437

BEFORE THE NOTARY PUBLIC GOVT OF WEST BENGAL

NOTARY Mahadeb Das Mondal Baruipur Sub Division Regd. No.-34/02 Expiry Date 28.07.27 GOVERNMENT OF WEST BENGAL

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 Proxima"

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 Proxima"**, do hereby solemnly declare, undertake and state as under:

NOTARY Mahadeb Das Mondal Baruipur Sub-Division Regd. No.-34/02 Expiry Date 28.07.27 GOVERNMENT OF WEST BENGAL

10 OCT 2023

2310

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

1. That **SMT. IVA DAS alias SMT. IBHA DAS** (PAN AUIPD5180E) (Aadhaar No. 9270 2067 0564), wife of- Late Dharmadas Das, by faith- Hindu, by occupation- House Wife, residing at 391, Garia Gardens, P.S. – Narendrapur (erstwhile Sonarpur), P.O. - Garia, Kolkata- 70008, 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 28.03.2026.

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 Developers 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 Developers shall take all the pending approvals on time from the competent authorities.

10 OCT 2023

NOTARY Mahadeb Das Mondal Baruipur Civil Division Regd. No.-34/02 Expiry Date 28.07.27 GOVERNMENT OF WEST BENGAL

9. That, the Developers has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, the Developers 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 Prasad
DIRECTOR

DEPONENT

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 ..10th..... day of ..OCTOBER, 2023.

GANGULY HOME SEARCH PRIVATE LIMITED
Rupesh Ranjan Prasad
DIRECTOR

DEPONENT

NOTARY Mahadeb Das Mondal Baruipur Civil Division Regd. No.-34/02 Expiry Date 28.07.27 GOVERNMENT OF WEST BENGAL

Identified by me:-

Soma Chakraborty

SOMA CHAKRABORTY
Advocate.
Baruipur Civil Court
WB – 2618/99

Solemnly declared and affirmed before me on identification at AM/PM under Notary Act. 1957

M. DASMONDAL
NOTARY
Regd. No.- 34/2002
Govt. of West Bengal

10 OCT 2023