

Sl. No. ...*112*... Date

31 JUL 2024



FORM 'B'

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL
[See rule 3(4)]



36AA 105842

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

Affidavit cum Declaration

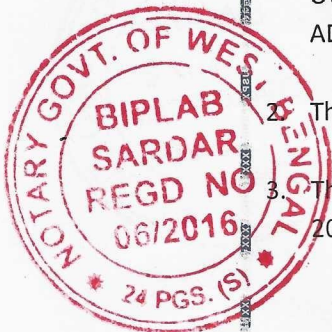
Affidavit cum Declaration of Shri Navneet Krishna Sharma, Director of GDS CONSTRUCTION PVT. LTD. promoter of the proposed project named "SHIVALAY APARTMENT" at Premises No. 7/2A, Chakraberia Road (S), PO & PS – Bhawanipore, Kolkata – 700025, under Ward No. 70 of Borough – VIII of KMC, WB, INDIA.

I, Navneet Krishna Sharma, Director of GDS CONSTRUCTION PVT. LTD. promoter of the proposed project named "SHIVALAY APARTMENT" at Premises No. 7/2A, Chakraberia Road (S), PO & PS – Bhawanipore, Kolkata – 700025, under Ward No. 70 of Borough – VIII of KMC, WB, INDIA, do hereby solemnly declare, undertake and state as under:

1. That our Company GDS CONSTRUCTION PVT. LTD. has LEGAL RIGHT to the land at Premises No. 7/2A, Chakraberia Road (S), PO & PS – Bhawanipore, Kolkata – 700025, under Ward No. 70 of Borough – VIII of KMC, WB, INDIA, via Joint Development Agreement with the Land Owners namely Sri Ranak Bhattacharjee and Smt Anuradha Das, registered at the office of ADSR Alipore being No. 160500324 of 2021.

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 30-06-2026



[Signature]

Constituted Attorney of
Ranak Bhattacharjee & Anuradha Das
Being No. 160500493 for the year 2021

31 JUL 2024

Sl. No. 112 Date 22 JUL 2024

164959

22 JUL 2024

Name.....Somnath Pal, Advocate

Address.....ALIPORE JUDGE COURT, KOL-27

Vendor.....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 001



31 JUL 2024

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



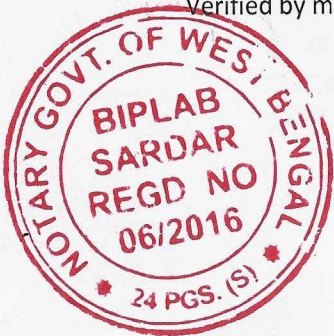
[Handwritten Signature]

Constituted Attorney of
 Deponent
 Ranak Bhattacharjee & Anuradha Das
 Being No. 160500493 for the year 2021

Verification

I, Navneet Krishna Sharma, Son of Ghanshyam Das Sharma Resident of 3, Dr. Rajendra Road, Bhawanipore, Kolkata – 700020, do solemnly affirm that 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 1st day of August, 2024



Solemnly Affirmed & Declarac
 before me on Identification

[Handwritten Signature]
 BIPLAB SARDAR,
 NOTARY
 Regd. No 06/2016
 Govt. Of W. Bengal

[Handwritten Signature]

Constituted Attorney of
 Deponent
 Ranak Bhattacharjee & Anuradha Das
 Being No. 160500493 for the year 2021

Identified by me

[Handwritten Signature]
 Advocate

31 JUL 2024