

# भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

## INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 709458

BEFORE THE NOTARY  
ALIPORE JUDGES' COURT  
KOLKATA - 700 027

FORM B

[See rule 3(4)]



**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 Jony Ganguly promoter of the proposed project;

I, Jony Ganguly, son of Raj Kumar Ganguly, residing at B/6, Congress Nagar, P.O: Bansdrani, P.S: Bansdrani, Kolkata: 700070 being the Proprietor of "M/s. Swastik Enterprise & Construction", having its registered office at 17, Niranjn Pally C Block (Postal Premises No: 5/C, Niranjn Pally), P.O: Bansdrani, P.S: Regent Park, Kolkata: 700070 do hereby declare that M/s. Swastik Enterprise & Construction is the promoter of the project, i.e., "Shila Bhaban" constructed at 23, Niranjn Pally B Block (Postal Premises No: B/28, Niranjn Pally), under L.O.P. No: 248, C.S. Dag No: 802(P), Mouza: Bansdrani, J.L. No: 45, P.O: Bansdrani, P.S: Regent Park, Kolkata: 700070, within the limits of Ward No: 113, Borough No: XI, Kolkata Municipal Corporation do hereby solemnly declare, undertake and state as under:

17 JAN 2024

Jony Ganguly

Sl. No. 33070 Sold to.....

Address.....

**A. K. Maity**

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 50/- (Rupees Fifty) only

Issue Date:....., Sign.....

**23 NOV 2023**

**P K. DAS**

Advocate

Sealdah Court

Kolkata-700014



WHICH  
OR ANY PERSON  
MOTOR

on a road project  
of the Corporation of  
Kolkata, Block C  
Kolkata  
Block E (Postal  
Block No. 802/P)  
Kolkata, 700070  
Municipal Corporation

*Handwritten signature*



1. That Goutam Mukherjee and Shyamal Mukherjee have the 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 promoter is 31<sup>st</sup> December, 2025.
4. That seventy per cent of the amounts realized by the 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 schedule 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 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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.

*Jony Ganguly*

Deponent

17 JAN 2024





## Verification

The contents of my 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 15<sup>th</sup> day of January, 2024.

*Somy Ganguly*

Deponent

Identified by me

*Swadesh Banerjee*

Advocate

**SWADESH BANERJEE**

**WB-21/1986, Advocate  
Alipore Judges' Court, Kol-27**



**Solemnly declare and affirmed  
before me on identification under  
the Notaries Act**

*Marufa Khatoon*  
**MARUFA KHATOON  
Notary Govt. of India  
Regd. No.-13815/2018  
Alipore Judges' Court**

**17 JAN 2024**