

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 163071

FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr./Ms. **KARAN KOCHAR** promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 08/04/2023

I, **KARAN KOCHAR** Son of Jagat kochar aged 38 R/o 13, **B NATURAL VIEW ULTADANGA MAIN ROAD, KOLKATA-700 067** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have/has a legal title to the land on which the development of the project is proposed

A legally valid authentication of the 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 me/ promoter is **31-10-2026** (Project Completion Date).

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04

GOLDSMITH COMMERCIAL PVT. LTD.

10 APR 2023

00801



Serial No.....
Name.....
Address:.....
8, Lyons Range, Kolkata-700 001

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10 APR 2023

Licensed Stamp Vendor
B GHOSH



INDIA NON JUDICIAL

FORM-B
[see rule 3(4)]

Abdavit cum Declaration of Mr. Ms. KARAN K OCHAR, promoter of the proposed project \ duly authorized by the promoter of the proposed project vide its/his/their authorization dated 08/04/2023

KARAN KOCHAR Son of Jagat Kochar aged 38 Years, a NATURAL VIEW TADANGA MAIN ROAD, KOLKATA-700 067 promoter of the proposed project \ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That I/promoter have/has a legal title to the land on which the development of the project is proposed

A legally valid authentication of the 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.

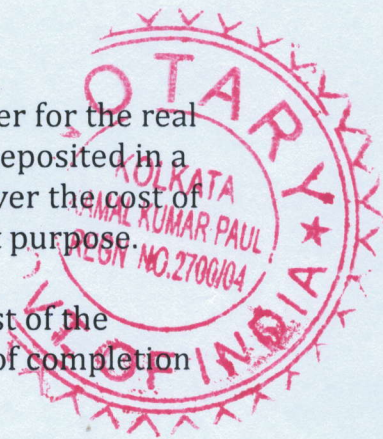
That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/ promoter is 31-03-2028 (Project Completion Date).

GOLDSMITH COMMERCIAL PVT. LTD.

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
REGD. NO. 270014
C.M.A. Court

4. That seventy per cent of the amounts realised 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 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 only 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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.



VERIFICATION

I, **KARAN KOCHAR** S/o **JAGAT KOCHAR** aged about **38** years R/o **13, B NATURAL VIEW ULTADANGA MAIN ROAD, KOLKATA-700 067**, do hereby verify that the contents in the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

ATTESTED BY ME

Deponent

KAMAL KUMAR PAUL
 NOTARY GOVT. OF INDIA
 Regd. No. 2700/04
 C.M.'s Court
 2 & 3 Bankshall Street
 Kolkata-700021

KAMAL KUMAR PAUL
 NOTARY Govt. of India
 REGN. NO. 2700/04

GOLDSMITH COMMERCIAL PVT. LTD.

10 APR 2023

(Signature)

Director