

पश्चिम बंगाल WEST BENGAL

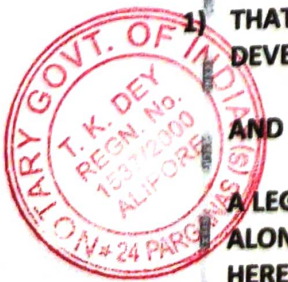
BEFORE THE NOTARY PUBLIC  
GOVERNMENT OF INDIA  
ALIPORE POLICE COURT  
FORM "B"  
[ SEE RULE 3(4) ]  
AFFIDAVIT CUM DECLARATION



AFFIDAVIT CUM DECLARATION OF TAPAN KUMAR GANGULY ,S/O LATE JAGANNATH GANGULY.,RESIDING AT 186 , RIFLE CLUB WEST,BANSDRONI,PO – BANSDRONI,PS – BANSDRONI, SOUTH 24 PARGANA KOLKATA -700070 .DESIGNATION PROPRIETOR – GANGULY ENTERPRISE- PROMOTER OF THE PROPOSED PROJECT.

I TAPAN KUMAR GANGULY S/O LATE JAGANNATH GANGULY.,RESIDING AT 186 , RIFLE CLUB WEST,BANSDRONI,PO – BANSDRONI,PS – BANSDRONI, SOUTH 24 PARGANA KOLKATA -700070 .DESIGNATION PROPRIETOR – GANGULY ENTERPRISE- PROMOTER OF THE PROPOSED PROJECT. DO HEREBY SOLEMNLY DECLARE ,UNDERTAKE AND STATE AS UNDER:-

1) THAT UTPAL DUTTA & SWAPAN DUTTA HAVE A LEGAL TITLE TO THE LAND ON WHICH THE DEVELOPMENT OF THE PROPOSED PROJECT TO BE CARRIED OUT .

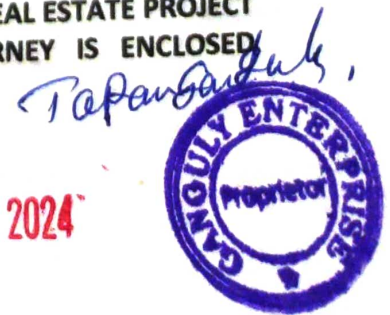


AND

A LEGALLY VALID AUTHENTICATION OF TITLE OF SUCH LAND OF THE REAL ESTATE PROJECT ALONG WITH DEVELOPMENT AGREEMENT & POWER OF ATTORNEY IS ENCLOSED HEREWITH.

2) THAT THE SAID LAND IS FREE FROM ALL ENCUMBRANCES

20 MAY 2024







- 3) THAT THE TIME PERIOD WITHIN WHICH THE PROJECT HAS COMPLETED BY ME / PROMOTER IS 28/12/2028 .
- 4) THAT SEVENTY PERCENT OF THE AMOUNT REALISED BY ME / PROMOTER FOR THE REAL ESTATE PROJECT FROM THE ALLOTEES , FROM TIME TO TIME SHALL BE DEPOSITED IN A SEPARATE ACCOUNT TO BE MAINTAIN IN A SCHEDULED BANK TO COVER THE COST OF CONSTRUCTION AND THE LAND COST & SHALL BE USED ONLY FOR THAT PURPOSE
- 5) THAT THE AMOUNT FROM THE SEPARATE ACCOUNT TO COVER THE COST OF THE PROJECT SHALL BE WITHDRAWN IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.
- 6) THAT THE AMOUNTS FROM THE SEPARATE ACCOUNT SHALL BE WITHDRAWN AFTER IT IS CREDITED BY AN ENGINEER ,AN ARCHITECT, & CHARTERED ACCOUNTANT IN PRACTICE THAT THE WITHDRAWN IS IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.
- 7) 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 THE STATEMENT OF ACCOUNTS DULY CERTIFIED & SIGNED BY SUCH CHARTERED ACCOUNTANT AND IT SHALL BE VERIFIED DURING THE AUDIT . THAT THE AMOUNT COLLECTED FOR A PARTICULAR PROJECTS HAVE BEEN UTILISED FOR THE PROJECTS & THE WITHDRAWL HAS BEEN IN COMPLIANCE WITH THE PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.
- 8) THAT I/PROMOTER SHALL TAKE ALL THE PENDING APPROVAL ON TIME FROM THE COMPETENT AUTHORITY.
- 9) THAT I /PROMOTER HAVE FURNISHED SUCH OTHER DOCUMENTS AS HAVE BEEN PRESCRIBED BY THE RULES & REGULATIONS MADE UNDER THE ACT
- 10) THAT I /PROMOTER SHALL NOT DISCRIMINATE AGAINST ANY ALLOTEE AT THE TIME OF ALLOTMENT OF MY APPARTMENT, PLOT OR BUILDING AS THA CASE MAY BE, ON ANY GROUND

VERIFICATION

THE CONTENTS OF MY ABOVE AFFIDAVIT CUM DECLARATION ARE TRUE & CORRECT & NOTHING MATERIAL HAS BEEN CONCEALED BY ME THERE FROM.

VERIFIED BY ME AT Kolkata ON THIS 20 DAY OF MAY 2024.



DEPONENT



Solemnly Affirmed & Declared before me on identification

T.K. Dey  
T. K. Dey, Notary  
Allpore Judge/Police Court, Cal-27  
Reg. No. 1537/2000, Govt. of India



Identified by me

Advocate

20 MAY 2024

Advocate 20 MAY 2024