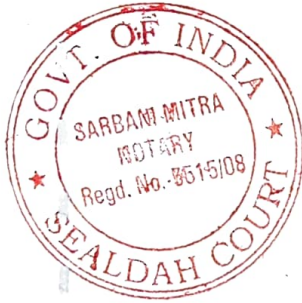




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

91AB 128929



*Before the Notary Public  
Govt. of India*



**FORM 'B'**

**Affidavit cum Declaration**

Affidavit cum Declaration of (1) **SRI NITIN RUDANI**, son of Shri Manohar Lal Rudani, by faith Hindu, by Nationality Indian, by occupation Business, residing at Gokul Niwas, 246/8, Rishi Bankim Chandra Road, P.S. & P.O. Dum Dum, Kolkata - 700028, District North 24 Parganas, West Bengal,

Cont...P-2

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26 SEP 2023

₹10/- Date.....

Name : .....

Address : .....

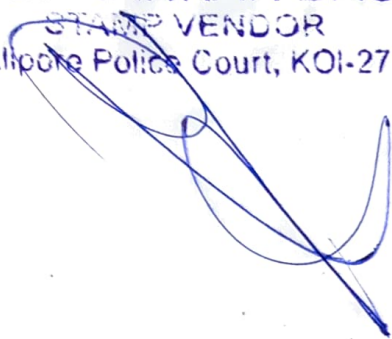
Vendor : .....

Alipore Collectorate, 24Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KOI-27



SUBHANKANTI ROY CHOWDHURY  
Advocate  
High Court Calcutta



(2) SRI. YASH PATEL, son of Shri Bharat Kumar Patel, by faith - Hindu, by Nationality- Indian, by Occupation- Business, residing at 149/13, J.N. Mukherjee Road, Salkia, Howrah Corporation, Salkia, Pin - 711106, District Howrah, (3) SRI. BHASKAR CHANDA, son of Late Binoy Kr. Chanda, by faith Hindu, by Nationality Indian, by occupation Business, residing at 18, Bidyut Chakra Pathagar Road, Purba Sinthee, P.O. Ghughudanga, P.S. Dum Dum at present Nagerbazar, Kolkata-700030, District North 24- Parganas, West Bengal, (4) SRI. RAJA DAS [PAN AHRPD8115D] [AADHAAR 6127 3349 8025], son of Sri Ajit Das, by faith Hindu, by Nationality Indian, by occupation Business, now residing at 147, Purba Sinthee Bye Lane, Post office- Ghughudanga, P.S.-Dum Dum, at present Nagerbazar, Kolkata- 700030, District North 24 Parganas, West Bengal, (5) M/S. RUDANI & RUDANI PVT LTD [CIN U52100WB2011PTC167212] [PAN AAECB6741Q], having its registered Office at 44/N/2, K.B. Sarani, P.S. Dum Dum, P.O. Dum Dum, Kolkata - 700080, West Bengal, represented by its Director namely SRI NITIN RUDANI [PAN AMIPR3834M] [AADHAAR 3263 1162 1937], son of Shri Manohar Lal Rudani, by faith Hindu, by Nationality Indian, by occupation Business, residing at Gokul Niwas, 246/8, Rishi Bankim Chandra Road, P.S. & P.O. Dum Dum, Kolkata- 700028, District North 24 Parganas, West Bengal, (6) SHRI GOKUL RUDANI[PAN ASOPR8698H] [AADHAAR 5803 4502 0706], son of Shri Manohar Lal Rudani, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 246/8, Rishi Bankim Chandra Road, P.O. & P.S. Dum Dum, Kolkata - 700028, District North 24-Parganas, West Bengal, being the partners of "M/S. GOKUL REALCON" and being the promoters of the proposed project.

We, SRI NITIN RUDANI, SRI. YASH PATEL, SRI. BHASKAR CHANDA, SRI. RAJA DAS and M/S. RUDANI & RUDANI PVT LTD, represented by its Director namely SRI NITIN RUDANI, partners of "M/S. GOKUL REALCON" and being the promoters of the proposed project do hereby declare, undertake and state as under:

1. That SHRI TAPAS KUMAR DATTA, has 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 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 promoters is 31<sup>st</sup> December, 2026.

31 OCT 2023



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

**GOKUL REALCON**

*Yash Patel*  
Partners

**GOKUL REALCON**

*Arif Desai*  
Partners

**GOKUL REALCON**

*Jitendra Kadam*  
Partners

**GOKUL REALCON**

*Bhaskar Chaudhari*  
Partners

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Deponents

**13 OCT 2023**



The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by us at Kolkata, on this 31<sup>th</sup> day of October, 2023.

**GOKUL REALCON**  
*Yash Patel*  
Partners

**GOKUL REALCON**  
*Rishi Das*  
Partners

**GOKUL REALCON**  
*Jitendra Rudra*  
Partners

**GOKUL REALCON**  
*Bheshwar Choudhary*  
Partners

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Deponents  
Identified by me

*Subhro Kanti Roy Chowdhury*  
Advocate

SUBHRO KANTI ROY CHOWDHURY  
Advocate  
High Court Calcutta

Solemnly Affirmed, to  
Declared Before Me  
On Identification By

*hm*  
SARBANI MITRA  
NOTARY  
Regd. No. - 6515/08

31 OCT 2023