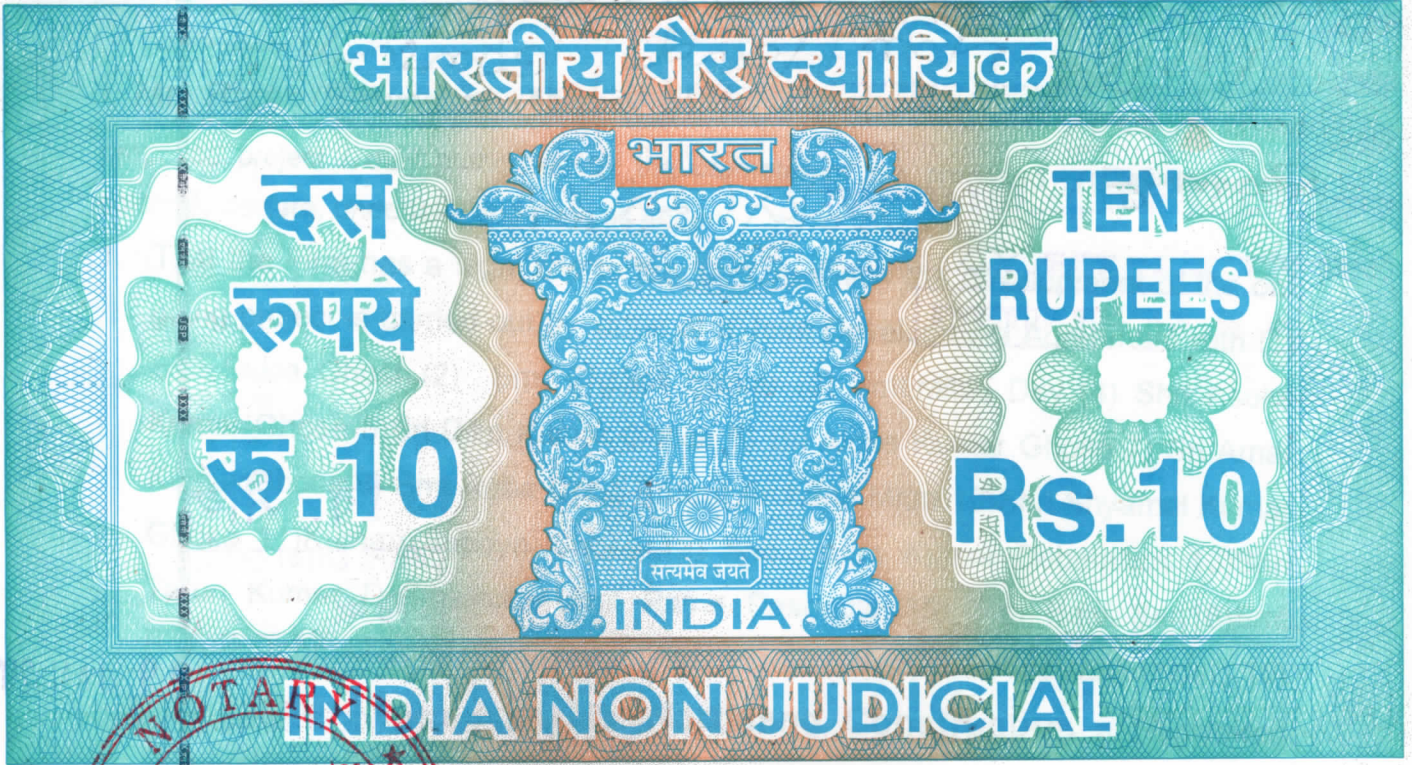


Sl. No. 106 dt. 19 JAN 2024



WEST BENGAL

93AB 109833

BEFORE THE NOTARY AT BARRACKPORE
NORTH 24 PARGANAS

FORM 'B'
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Ratan Biswas Partner of M/s. **Nortland Construction** (herein after referred to as 'the Partnership Firm'), Promoter, of the on-going project named **GANAPATI GARDENS** situated at Mouza-Bonhoghly, J.L NO-6, Touzi No-3027, Dag No-1926, 1931, 1932, 1933, Khatian No-79, Holding No-1173, 10 Maszid Bari Lane, Ward No-12, P.S-Baranagar, Kolkata-700036, Under Baranagar Municipality, Dist-North 24 Parganas, West Bengal, India. ,duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 5/01/2024 ;

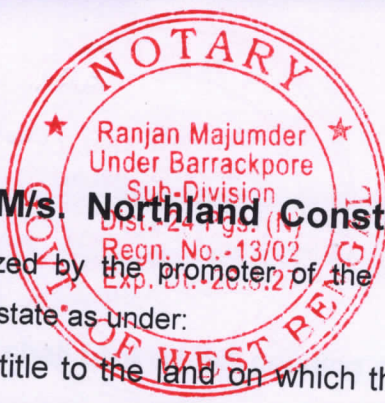
North Land Construction

Ratan Biswas

Partner

Partner

19 JAN 2024



I, Mr. Ratan Biswas of **M/s. Northland Construction**, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

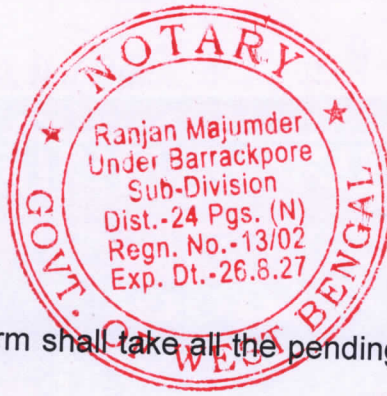
1. That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a Joint Development Agreement with (1) Smt Sukla Ghosh.(2) Smt Chaitali Sarkar (3) Smt.Mitali Dey (4) Shri Asoke Kumar Ghose 5)Sri Dilip Kumar Ghose 6) Sri Alope Kumar Ghose 7) Sri Amar Kumar Ghose 8) Smt Reba Deba 9) Smt Archana Mitra 10)Shri Shyamal Kumar Ghose 11)Kumari Supriya Ghose 12) Shri Tapan Kumar Debmallick 13)Shri Tarun Kumar Debmallick14)Smt Ratna Dasgupta 15) Smt Bani Sen16)Smt Beauty Debmallick 17)Sri Biswajit Mitra 18) Smt Namita Ghose (Majumdar) 19) Smt Rachna Jotwani and **M/s. Northland Construction** a Registered Partnership Firm under Indian Partnership Act,1932(Act IX of 1932).

AND

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owners and the Partnership Firm for development of the real estate project are 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 Partnership Firm within the date of 30/12/2026 which is (Thirty six) months from the date of signing the 1st. Sale Agreement.
4. That seventy per cent of the amounts realised by the Partnership Firm for the real estate project from the allottees (per proforma agreement for sale), 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 the Partnership Firm 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.

19 JAN 2024



8. That the Partnership Firm shall take all the pending approvals on time, from the competent authorities.
9. That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Partnership Firm shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

I, Ratan Biswas , son of Monmohan Biswas ,by Nationality –Indian,by Occupation – Business,residing at DL-229/A6,Saltlake ,Sector -2, Bidhannagar, in the District of North 24-Parganas,W.B, solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

For, SRISTI CONSTRUCTION

Ratan Biswas
PARTNER

Verification

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 15th day of January, 2024

Ratan Biswas
PARTNER

Solemnly affirmed before me on this 15th day of January, 2024 at Kolkata.

North Land Construction
Partner
Ratan Biswas
Partner

Solemnly Affirmed
&
Declared Before Me
On Identification

RANJAN MAJUMDER
NOTARY
Regd. No.-13/02
19 JAN 2024