

Sl. No. 677 Date 15 APR 2024

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 464426

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 Rajesh Kumar Saha promoter of the proposed project;

I, Rajesh Kumar Saha, son of Late Guna Kanta Prasad Saha, residing at A/78/2, Rabindra Pally, P.O: Baghajatin, P.S: Patuli, Kolkata: 700086 being the Proprietor of "M/s. GANAPATI BUILDERS", having its registered office at 78, Rabindra Pally, P.O: Baghajatin, P.S: Patuli, Kolkata: 700086 do hereby declare that M/s. GANAPATI BUILDERS is the promoter of the project, i.e., "GANAPATI SHRIHARI" constructed at Premises No: 55/1, Brij East under R.S. Dag No: 738, R.S. Khatian No: 10 corresponding to L.R. Dag No: 738, L.R. Khatian No: 875, Mouza: Brij, J.L. No: 27, P.S: Patuli, P.O: Garia within the limits of Ward No: 110, Borough No: XI, Kolkata Municipal Corporation do hereby solemnly declare, undertake and state as under:

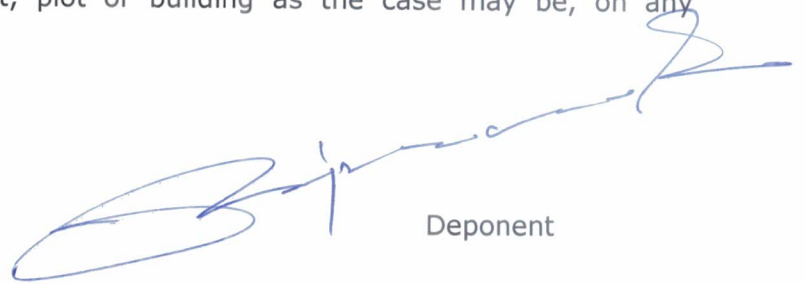
15 APR 2024





1. That Soma Naskar has 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 30th June, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.





Deponent

15 APR 2024

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 12th day of April, 2024.


Deponent

Identified by me



Advocate

W. B. - 21/1986

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



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



15 APR 2024