

ST. No. 25 dated 12 DEC 2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL FORM 'B' BEFORE THE NOTARY ALIPORE JUDGES' COURT 87 AB 451206



**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Sri Satwic Vivek Ruia son of Sri Vivek Ruia, aged about 28 years, and working for gain at 21/2, Ballygunge Place, director of Gopala Enclave Pvt. Ltd. (herein after referred to as a Promoter) promoter of the proposed project duly authorised vide its resolution dated 09/09/2023.

I, Satwic Vivek Ruia, the director of Gopala Enclave Pvt. Ltd. being the Promoter of the proposed project do hereby solemnly declare, undertake state as under .

FOR GOPALA ENCLAVE PVT. LTD  
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Director

12 DEC 2023

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Subbasis Dasgupta  
Advocate  
Judge Court

NAME.....  
ADD.....  
Rs.....  
**29 SEP 2023**  
**SURANJAN MUKHERJEE**  
Licensed Stamp Vendor  
C.C. Court  
2 & 3, K. S. Roy Road, Kef-1

29 SEP 2023

29 SEP 2023



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1. That the Owners have a legal title to the land on which the development of the proposed project at 77, Peary Mohan Roy Road, Kolkata 700 027, PS Chetla has been carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoters 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 Promoter is 30<sup>th</sup> September 2028.
4. That seventy per cent of the amount realised by 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



FOR GOPALA ENCLAVE PVT. LTD  
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Director

12 DEC 2023

6. That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 month 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 approval on time, from the competent authorities.

9. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



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 Director



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.

FOR GOPALA ENCLAVE PVT. LTD  
Deponent  
Director

**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 12<sup>th</sup> December, 2023

FOR GOPALA ENCLAVE PVT. LTD  
Deponent  
Director

Identified by me

Debasish Chowdhury  
Debasish Chowdhury  
Advocate  
Alipore Judges Court, Kol-27  
WB/929/1983



Signature (S) of Executant (S)  
attested on identification at  
Alipore Judges' Court, Kolkata-  
700 027 at Alipore, under the  
Notaries Act. at .....A.M./P.M.,  
SUBHASIS JANA  
Notary, Govt. of West Bengal  
Regd. No.: 094/2022

12 DEC 2023