

भारतीय गैर न्यायिक

दस
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भारत

TEN
RUPEES

Rs.10

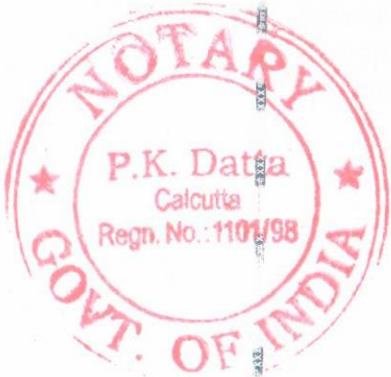
INDIA NO



AL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

88AB 582140



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Anuj Goenka being representative for the promoter of the proposed project vide its authorization dated 17th October,2023.

I, Anuj Goenka, Son of Shri Ashok Kumar Goenka, aged about 35 years, Residing at- 120, Block-C, Bangur Avenue, North 24 Parganas, kolkata-700055 being representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We, the promoters/Landowners (1) AG Ferrum and Alloy Trading LLP, (2)Golden Goenka Estate Private Limited, (3) RAV Enclaves LLP and (4) Golden Goneka Realty LLP has/have a legal title to the land on which the development of the project is proposed to be carried and a legally valid authentication of the title of such land along with an

P. K. Datta
Notary
Regn. No.:1101/98
C.M.M.'s Court
& 3, Bankshali Street
Calcutta - 700 001

19 OCT 2023

Sold To.....
Name.....
Address.....



84667

13 OCT 2023



Rs.....
C.M.M.'s Court
2, Bankshall Street, Kol-1

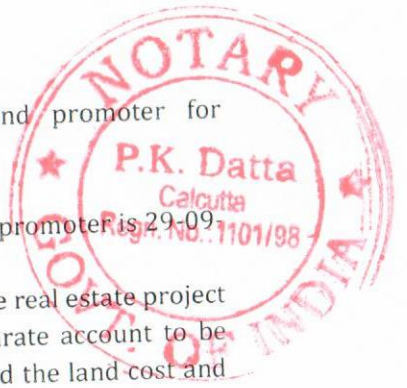
ABANISH KUMAR DAS
Gov. License Stamp Vendor
C. M. M.'S Court
2, Bankshall Street, Kol ;

13 OCT 2023

ABANISH KUMAR DAS
Gov. License Stamp Vendor
C. M. M.'S Court
2, Bankshall Street, Kol ;

authenticated copy of the agreement between such owner and promoter for development of the real estate projects 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 29-09-2028.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 only 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 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 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 approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
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.



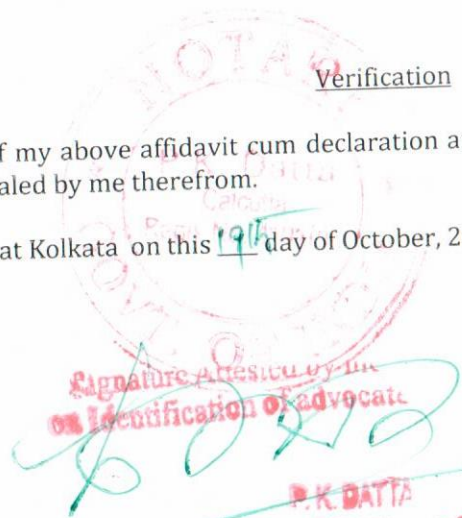
GOLDEN GOENKA REALTY, LLP
 [Signature]
 Designated Partner

Deponent

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 19th day of October, 2023.



Signature attested by me
 on Identification of Advocate

GOLDEN GOENKA REALTY, LLP
 [Signature]
 Designated Partner

Deponent

P.K. DATTA
 Notary
 19 OCT 2023

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 Notary
 Regn. No.: 1101/98
 C.M.M.'s Court
 & 3, Bankshall Street
 Calcutta - 700 001



Identified by me
 [Signature]
 TINA DAS
 Advocate
 Regn No. - F-1322/21