

L. NO. ....



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

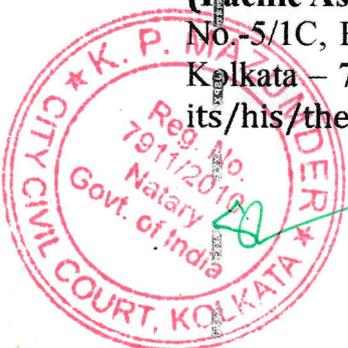


FORM 'B'  
[See rule 3(4)]

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 Bijoy Ghosh (PAN-ADYPG4183B) son of Late Lal Mohan Ghosh, age about 66 Years, by faith Hindu, by Nationality Indian, By Occupation Business, residing at C-9, Rajnarayan Park, Rajpur Sonarpur (M), Borail, South 24 Parganas, West Bengal - 700154, Proprietor of the Promoter (Pacific Associate) of the proposed project "PACIFIC JOY" situated at Premises No.-5/1C, Baishnabghata, P.O. Naktala, P.S. Netaji Nagar, District - South 24 PGS. Kolkata - 700047 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 13.09.2023



PACIFIC ASSOCIATE

*Bijoy Ghosh*  
Proprietor

13 SEP 2023

I, Bijoy Ghosh, Proprietor of **Pacific Associate** having the registered Office at Premises No. 399, Uttar Sripur, Boral Main Road, P.O. Boral, P.S. Narendrapur, Rajpur Sonarpur (M), Ward No. 33, Kolkata - 700084, West Bengal, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. MR. SUSANTA CHATTERJEE son of Late Ramendra Nath Chatterjee, PAN: AYDPC 4131 F, by occupation-service, by faith-Hindu, Nationality Indian, of 5/1C, Baishnabghata Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700 047 (2) SMT. SNIGDHA MUKHERJEE (CHATTERJEE) wife of Late Durgadas Mukherjee, daughter of Late Ramendra Nath Chatterjee, by faith-Hindu, by occupation- Retired, of B-3/39, Kalyani Notified Area, P.O. & P.S. Kalyani, District Nadia, PIN-741235 (3) M/S PACIFIC ASSOCIATE a proprietorship business having its office at 399, Uttar Sripur, Boral Main Road, police station- Narendrapur (formerly Sonarpur), District South 24 Parganas, PIN 700 154 being represented by its sole proprietor SRI BIJOY GHOSH son of Late Lal Mohan Ghosh, PAN: ADYPG 4183 B, by faith-Hindu, by occupation-Business, Nationality Indian, of C/9, Rajnarayan Park, P.O. Boral, P.S. Narendrapur (formerly Sonarpur) District South 24 Parganas, PIN- 700 154 (4) MR. CHAPAL CHATTERJEE son of Late Sisir Kumar Chatterjee PAN: AIEPC 2786 R, By occupation-Service, (5) SMT. MINATI CHATTERJEE daughter of Late Sisir Kumar Chatterjee, by faith-Hindu, by occupation-Home maker and both are of 5, Baishnabghata Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700 047 hereinafter jointly referred to as the **LAND OWNERS** which term or expression unless excluded by or repugnant to the context shall deem to mean and include their respective heirs, legal representatives, executors, administrators and assigns. The Owners no 1,2, 4 & 5 are being represented by their constituted attorney **M/S PACIFIC ASSOCIATE** a proprietorship business having its office at 399, Uttar Sripur, Boral Main Road, police station- Narendrapur (formerly Sonarpur), District South 24 Parganas, PIN 700 154 being represented by its sole proprietor SRI BIJOY GHOSH son of Late Lal Mohan Ghosh, PAN: ADYPG 4183 B, by faith-Hindu, by occupation-Business, Nationality Indian, of C/9, Rajnarayan Park, P.O. Boral, P.S. Narendrapur (formerly Sonarpur) District South 24 Parganas, PIN- 700 154 hereinafter referred to as the **LAND OWNER'S/VENDOR'S**, has a legal title to the land on which the development of the project is proposed 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 us/promoter is 31/12/2024.



PACIFIC ASSOCIATE

*[Handwritten Signature]*  
Proprietor

13 SEP 2023

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

PACIFIC ASSOCIATE



Proprietor  
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 13<sup>th</sup> day of September, 2023.

PACIFIC ASSOCIATE  


Proprietor

Deponent

Solemnly Affirmed & Declared  
Before me on Identification

  
K. P. MAZUMDER, NOTARY  
City Civil Court, Calcutta  
Reg. No. 7911/2010 Govt. of India



13 SEP 2023

IDENTIFIED BY ME

S. Das

ADVOCATE