

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

88AB 843807



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 by the Promoter of the proposed project GOODLUCK INFRADEVELOPERS PVT LTD, represented by its Director Mr. Navin Kumar Bhartia, son of Mr. Satyanarain Bhartia;

08 DEC 2023

SUJATA GHOSH DAS
Notary Govt. Of W.B.
Regd. No. 014/22
City Sessions Court, Kolkata

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

- 7 DEC 2023

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

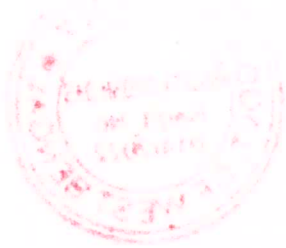
LO348

Good Luck Infra Deve
Lopers Rd
L-2

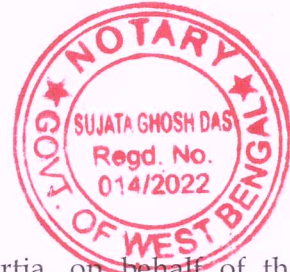
16 Strand Rd

Kol-1

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



7 DEC 2023



I, Mr. Navin Kumar Bhartia, son of Mr. Satyanarain Bhartia, on behalf of the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, Sanmarg News And Allied Services Private Limited has a 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 us is, within 7th May, 2028.
4. That seventy per cent of the amounts realised by us 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we 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 we shall take all the pending approvals on time, from the competent authorities.

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

GOODLUCK INFRADEVELOPERS PVT. LTD.

Deponent
Director / Authorised Signatory

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 _____ on this _____ day of _____

Signature
of deponent
Company
Lawyer

SUJATA GHOSH DAS
Notary Govt. Of W.B.
Regd. No. 014/22
City Sessions Court, Kolkata

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

S. Gowon Das
NOTARY

08 DEC 2023

GOODLUCK INFRADEVELOPERS PVT. LTD.

Deponent
Director / Authorised Signatory