

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL 38AB 015516



FORM 'A'

[See Rule 3(2)]

Affidavit cum Declaration

Affidavit cum Declaration of DHURBAJYOTI CHAKRABORTY, S/O LATE RABINDRA NATH CHAKRABORTY, RESIDING AT 180, RABINDRA NATH TAGORE ROAD, P.S.DUM DUM, KOLKATA-700077, DESIGNATION – PARTNER, GANPATI CONSTRUCTION, promoter of the proposed project;

I, DHURBAJYOTI CHAKRABORTY, S/O LATE RABINDRA NATH CHAKRABORTY, RESIDING AT 180, RABINDRA NATH TAGORE ROAD, P.S.DUM DUM, KOLKATA-700077, DESIGNATION – PARTNER, GANPATI CONSTRUCTION, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, the below mentioned persons jointly have a legal title to the land on which the development of the proposed project is to be carried out,
  - i. Smt. Nilima Chakraborty, Sri Ashok Chakraborty, Sri Ashim Chakraborty, Smt. Jaba Chakraborty, Smt. Krishna Acharya, Sri Ashit Chakraborty Sri Amit Baran Chakraborty ,Sri Alok Baran Chakraborty, Smt. Karabi Chakraborty, Ganpati Construction, Smt. Reba Chakraborty and Sri Debabrata Chakraborty under Municipal Holding No. 123, Bediapara Lane in Ward No.11 of the South Dum Dum Municipality.

AND

- ii. Sri Babla Dutta under Municipal Holding No. 121, Bediapara Lane in Ward No. 11 of the South Dum Dum Municipality.

06 NOV 2019

GANPATI CONSTRUCTION  
Partner  
REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
C.M.M.'s. Court  
Kolkata-700001

AND

- iii. Smt. Maya Rani Das, Sri Barun Das and Smt. Sukla Das nee Bala under Municipal Holding No. 108, Bediapara Lane in Ward No.11 of the South Dum Dum Municipality.

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 me/promoter is 23/09/2022.
4. That seventy percent of the amount realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

REKHA TEWARI  
NOTARY

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on this 6 Day of November, 2019.

GANPATI CONSTRUCTION

Partner

Partner

Deponent

Identified by

Advocate  
SUNIL RAY  
COURT

06 NOV 2019

REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
C.M.M.'s. Court  
Kolkata- 700 001