



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



FORM 'A'

[See Rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

I, Sanjay Kumar Gupta being duly authorised by Ganapati Residency Pvt. Ltd. Being the Promoter of the proposed project vide Board Resolution Dated-16-08-2017 do hereby solemnly undertake and declare as follows.

1. That Ganapati Residency Pvt. Ltd. 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 me/promoter is 31-12-2021

P. K. Datta
Notary
Regn. No. : 1101/86
C. J. B. S. Court
2 & 3, Bank Street
Calcutta - 700001.

10 AUG 2020

3342-

Serial No. _____
Name: **GANAPATI RESIDENCY PVT. LTD.**
Commercial House
2A, Ganesh Chandra Avenue
Address: 4th Floor, Room No-10, Kolkata-700013

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Prop:- Srikant Tiwari
Licenced Stamp Vender
BACHAN GANGA
2 & 3, Bankshall Street
Kolkata - 700 001

28 JUL 2020

28 JUL 2020



10 AUG 2020

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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

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 10th day of August, 2020

GANAPATI RESIDENCY PVT. LTD.

Jayjay Sr. Gupta

Director

Deponent

Identified by me


SUJAY RAY
Advocate
C.M.M. Court, Kolkata

P. K. Datta
Notary
Regn. No. 1101/98
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700001

Signature Attested by me
on Identification Certificate


P. K. DATTA
Notary

10 AUG 2020