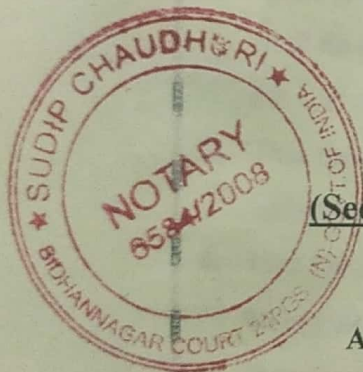


SL. NO. 481/20.20



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

48AB 241459



Form-A

(See rule 3(2) of West Bengal Industry Regulation Rules 2018)

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/S. GANGA DEVELOPER (hereinafter referred to as "The Partnership firm", having its office address at 199/94, S.K. Deb Road, P.S. Lake Town, Kolkata – 700 048, of the ongoing project named "PUSHPAK APARTMENT" situated at Premises No. 4A, Pran Krishna Mukherjee Road, Kolkata – 700 002, Police Station – Chitpore, within the limits of Kolkata Municipal Corporation, Ward No.6 represented by its authorized partners namely (1) MADHU PANDEY, daughter of Sambhunath Misra, 199/14, S.K. Deb Road, P.S. Lake Town, Kolkata – 700 048 (2) PUSHPAK PRAKASH PANDEY, son of Sri Prem Prakash Pandey, 199/14, S.K. Deb Road, P.S. Lake Town, Kolkata – 700 048 and (3) SOMYA PANDEY, daughter of Sri Prem Prakash Pandey, residing at 199/14, S.K. Deb Road, P.S. Lake Town, Kolkata – 700 048, all are by faith – Hindu, by occupation – Business of the ongoing project do hereby solemnly declare, undertake and state as under:-

ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs

22 DEC 2020

Contd.P/2

87012

Sl. No.

Name : S. C. SAHA, Advocate

Address : Sealdah Police Court, Kolkata

Rs :-

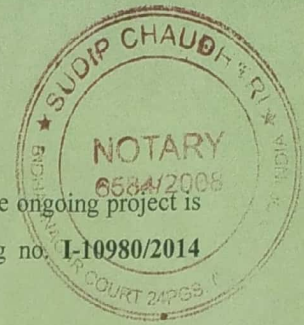
Kolkata Collectorate

11, Nejadi Subhas Rd.

Kolkata

Date.....**DEC**.....**2020**

Amal Kr. Saha
Licensed Stamp
Vendor



2. That the firm has a legal title the land on which the declaration of the ongoing project is carried out by virtue of a Registered Development Agreement being no. **1-10980/2014** dated **08/12/2014**

AND

All legally valid authentication of title of such land along with an authenticated copy of the Agreement between such owners and the Partnership firm for development of the real estate project are enclosed herewith.

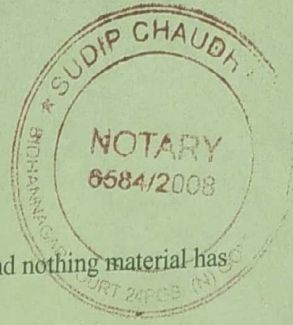
1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by the proprietorship firm within the date of August, 2021.
3. That seventy per cent of the amounts realized by the Proprietorship firm for the real estate project from the allottees (per pro forma agreement for sale) 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.
4. That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion of the percentage of completion of the project.
5. 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.
6. That the proprietorship firm shall get the accounts audited within six months after the end of every financial year by 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.
7. That the Partnership firm shall take all the pending approvals on time from the competent authorities.
8. That the proprietorship has furnished such other documents as have been prescribed by the rules and regulations made under the act.
9. That the proprietorship firm shall not discriminate against any allotted or allottees at the time of allotment of any apartment plot or building on any grounds.

Sudip Chaudhary
ATTESTED
S. CHAUDHURI
 * NOTARY *
 GOVT. OF INDIA
 Regd. No.-6584/08
 Biddhannagar Court
 Dist-North 24 Pgs

GANGA DEVELOPER
Madhu Pandey
Somya Pandey
Partners

DEPONENTS

22 DEC 2020



VERIFICATION

The consent of our Affidavit cum Declaration is true and correct and nothing material has been concealed by us therefrom.

Verified by me at Kolkata on the 22nd day of December, 2020.

GANGA DEVELOPER
Madhu Pandey
Somya Pandey
Partners
SOMYA PANDEY
Partners


DEPONENTS

Solemnly affirmed before me on 22nd day of December, 2020.

Identified by me :

Manoj Basu
Advocate

MANOJ BASU
Advocate
Enrolment No.-F-247/2006
Bidhan Nagar Court
Kolkata-700091


ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs

22 DEC 2020