



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

36AB 151217



14 NOV 2019

FORM 'A'

[See rule 3(2) of West Bengal Housing Industry Regulation Rules, 2018]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **SHREE GANESH CONSTRUCTION** (herein after referred to as 'the Proprietorship Business') Promoter of the on-going project named "**USHA MANSION**" lying & situated at Mouza – Osmanpur, J.L. No. – 13, Re.Su no. – 42, Touzi No. – 172, comprised and contained in C.S. Dag No. 519, corresponding to R.S. & L.R. Dag No. - 1117, under C.S. Khatian No. 20, Corresponding to R.S.Khatian No. –1218, Corresponding to L.R. Khaitan No. 1964 (in the name of Amalendu Biswas), 1974 (in the name of Bimalendu Biswas) & 1975 (in the name of Utpalendu Biswas), Municipality holding No. 238 within the local ambit of Panihati Municipality under the Ward No. 25, R.N. Tagore Road, Post Office – Agarpara, Police Station – Khardah, Kolkata- 700109, District of North 24 – Parganas, West Bengal, INDIA.

SHREE GANESH CONSTRUCTION (represented by its Proprietor, **Sri Biswajit Karmakar**, Son of late Tarak Chandra Karmakar, by Nationality – Indian, by Religion – Hindu, by Occupation – Business, residing at Tarapukur Main Road PO – Agarpara, P.S. Gholia, Dist : North 24 Parganas, Kolkata-700109, Pan no. AKHPK9010B, Mob no.-9163408797), Promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

SREE GANESH CONSTRUCTION P/2

Biswajit Karmakar
Proprietor

801 10/13/11/2019
নাম :- Biswajit Karmakar
পাঠ :- Aganipana
থানা :- K. Ghosh

জেতার লেখা ভৌমিক স্বাক্ষর
এ. বি. সীতা

বি. সীতা
জেতার লেখা ভৌমিক স্বাক্ষর
টি. ডি. নং. 20/20/2021
ক্যান্সন ক্রম
সবটী ওয়েবসাইট

(2)

1. That The Proprietorship Business has a legal title to the land on which the development of the on-going project is carried out by virtue of a joint development Agreement with (1) SRI UTPALENDU BISWAS, (2) SRI AMALENDU BISWAS, (3) SRI BIMALENDU BISWAS, and SHREE GANESH CONSTRUCTION a Proprietorship Business having its office at "Bishnupriya", Ground Floor, Dwarik Banerjee Road, PO – Agarpara, P.S. Ghola, Dist : North 24 Parganas, Kolkata-700109, represented by its Proprietor Sri_Biswajit Karmakar.

AND

All legally valid authentications of title of such land along with an authenticated copy of the agreement between such owners and the Proprietorship Business for development of the real estate project are 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 the Proprietorship Business within the date of 30.06.2022.

4. That seventy percent of the amounts realized by the Proprietorship Business for the real estate project from the Allottees (as per proforma agreement for sale), 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 the Proprietorship Business 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 particulars 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 the Proprietorship Business shall take all the pending approvals on time, from the competent authorities.

9. That the Proprietorship Business has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the Proprietorship Business shall not discriminate against any Allottee or Allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



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Contd.....P/3
SREE GANESH CONSTRUCTION

Biswajit Karmakar
Proprietor

(3)

I, **Sri Biswajit Karmakar**, Son of late Tarak Chandra Karmakar, by Nationality – Indian, by Religion – Hindu, by Occupation – Business, residing at Tarapukur Main Road PO – Agarpara, P.S. Ghola, Dist : North 24 Parganas, Kolkata-700109, Pan no. AKHPK9010B, solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

SREE GANESH CONSTRUCTION
Biswajit Karmakar
Proprietor

SREE GANESH CONSTRUCTION
Biswajit Karmakar
Proprietor

BISWAJIT KARMAKAR
PROPRIETOR

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 day of 2019

SREE GANESH CONSTRUCTION
Biswajit Karmakar
Proprietor

SREE GANESH CONSTRUCTION
Biswajit Karmakar
Proprietor

BISWAJIT KARMAKAR
PROPRIETOR



Solemnly affirmed and
Declared Before me
on Identification by Advocate *S.K. Ghosh*

SK
Kashinath Karmakar Notary
Regd. No.- 15/2002
(Expiry on : 27.08.2022)

14 NOV 2019