

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

48AB 802002

FORM - 'A'

[See Rule 3(2)]

Affidavit cum Declaration

Affidavit cum Declaration of M/S "GANAPATI ABASAN" of the ongoing project name "MAA APARTMENT" having premises no. G8, MAHENDRA BANERJEE ROAD WEST, lying and situated at Mouza-GOPALPUR, Pargana- BALIA, J.L. No. 01, Touzi No. 346, R.S. Dag No. 83, L.R. Dag No. 2858,3471,3472, R.S.Khatian No. 876, L.R. Khatian No. 9297,9298, within the local ambit of Kolkata Municipal Corporation, under Ward no. 129, Borough no-XIV, Post Office -Parnasree, Police Station - Parnasree, Pin - 700060 in the District of Kolkata, West Bengal, INDIA.

M/S GANAPATI ABASAN

Swapna Acharya
Partner Partner

P. K. Datta

Notary

Regn. No. 1101/98

C.M.M.S Court

2 & 3, Bankshall Street

Calcutta - 700001

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15 FEB 2021

18 DEC 2020

21181

No.....Rs10/-Date.....
Name : MONOJ MALLICK, Advocate
Address: Alipur Police Court, Kol-27
Vendor :

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

M/S GANAPATI ABASAN

Swapan Acharyya

Partner

Partner

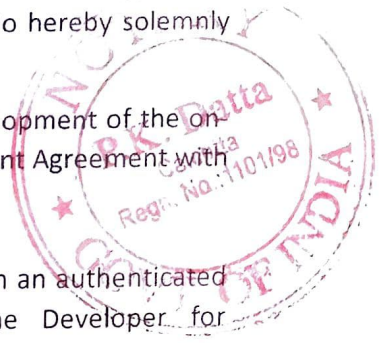
M/S GANAPATI ABASAN (represented by its Partners Sri Swapan Acharyya, Smt Archana Paul, Sri Kartick Chandra Paul) of the on-going project, do hereby solemnly declare, undertake and state as under:

1. That the Firm has a legal title to the land on which the development of the on-going project is carried out by the virtue of a Joint Development Agreement with Sri Arun Kumar Mukherjee, Sri Nirmalya Chakraborty,

AND

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owner and the Developer 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 Developer within the date of 30th march of 2023.
4. That seventy per cent of the amounts realized by the Developer for the real estate project from the allottees (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 Developer 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of the completion of the project.
8. That the Developer shall take all the pending approvals on time, from the competent authorities.
9. That the Developer has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Developer 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.



M/S GANAPATI ABASAN

Swapan Acharyya
Partner Partner

P. K. Datta
Notary
Regn. No. 1101/98
Court
2 & 3, Bala Sathal Street
Calcutta - 700091

15 FEB 2021

We, Sri Swapan Acharyya, son of Late Bhabesh Chandra Acharya, by Nationality Indian, by Occupation Business, residing at 2/87A, Mahendra Banerjee Road, Parnasree, Kolkata-700060, Smt Archana Paul, wife of Sri Ganesh Chandra Paul, Residing at 2/58, Rabindranagar, Mahendra Banerjee Road, Parnasree, Kolkata-700060 by Nationality Indian, by Occupation Business, Sri Kartick Chandra Paul, son of Late Kamal Krishna Paul residing at 2/41, Rabindranagar, Mahendra Banerjee Road, Parnasree, Kolkata-700060, by Nationality Indian, by Occupation Business, 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.



For M/S GANAPATI ABASAN.

M/S GANAPATI ABASAN

Swapan Acharyya

Partner

Partner

Partner

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 15th day of February 2021

M/S GANAPATI ABASAN

Swapan Acharyya

Partner

Partner

Partner

Solemnly affirmed before me on this 15th day of February 2021 at Kolkata.

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

Solemnly Affirmed &
Declared before me
Identification by advocate

P. K. DATTA
Notary

(NOTARY)

15 FEB 2021