



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

48AB 498365

FORM 'A'

[See Rule 3(2)]



Affidavit cum Declaration

Affidavit cum Declaration of MR. SANJOY BANERJEE, son of MR. BIBEKANANDA BANERJEE, residing at "628A, PURBA SINTHEE ROAD, P.S. DUMDUM, P.O. GHUGHUDANGA, KOLKATA - 700 030, DISTRICT NORTH 24 PARGANAS, DESIGNATION - PARTNER AT M/S. GANAPATI DEVELOPERS, promoter of the proposed project "NORTH VIEW APARTMENT"

I, MR. SANJOY BANERJEE, son of MR. BIBEKANANDA BANERJEE, residing at "628A, PURBA SINTHEE ROAD, P.S. DUMDUM, P.O. GHUGHUDANGA, KOLKATA - 700 030, DISTRICT NORTH 24 PARGANAS, DESIGNATION - PARTNER AT M/S. GANAPATI DEVELOPERS, promoter of the proposed project "NORTH VIEW APARTMENT", do hereby solemnly declare, undertake and state as under:

That GANAPATI DEVELOPERS has a legal title to the land on which the development of the proposed project "NORTH VIEW APARTMENT" is to be carried out,

AND

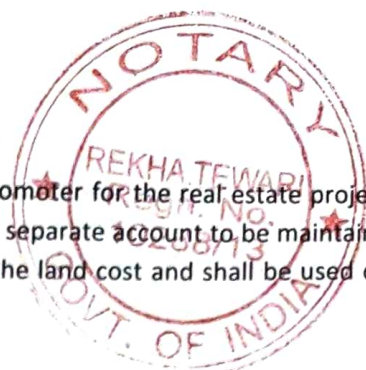
A legally valid authentication of title of such land of the real estate project is enclosed herewith.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is 15/10/2023

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

12 MAR 2021

GANAPATI DEVELOPERS
Partner



3. 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
6. That I / promoter shall take all the pending approvals on time, from the competent authorities.
7. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
8. That I / promoter shall not discriminate against any Allottees 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 12 Day of March, 2021.

Deponent

Identified by 135
[Signature]
Advocate

GANAPATI DEVELOPERS
[Signature]
Partner

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

12 MAR 2021

[Signature]
REKHA TEWARI
NOTARY