



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL * 02AC 944496

FORM 'B'

[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Sri Joydeep Ghosh, Director of NEOZEN REAL ESTATE PVT. LTD., promoter of the proposed project **IGNEOUSS** at Holding No. 125, Dr. B.C. Roy Road (Jagaddal), under Ward No. 25 of Rajpur Sonarpur Municipality, PS – Sonarpur, Kolkata -700149, WB, India

I, Joydeep Ghosh, Director of NEOZEN REAL ESTATE PVT. LTD., promoter of the proposed project **IGNEOUSS** at Holding No. 125, Dr. B.C. Roy Road (Jagaddal), under Ward No. 25 of Rajpur Sonarpur Municipality, PS – Sonarpur, Kolkata -700149, WB, India, do hereby solemnly declare, undertake and state as under:

1. That our Company has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners namely TAPATI SAHA, MRINAL KANTI SAHA, SRI SISIR KANTI SAHA, SRI TULSI DAS SAHA, SRI ANUP KUMAR SAHA, SMT RINA SAHA, MOUNJAYAN SAHA, SMT GOURI SAHA, SMT NILIMA SAHA, SMT APARAJITA SAHA, SRI TUSHAR KANTI SAHA, SRI PRASANTA KUMAR SAHA, MISS NIBEDITA SAHA, being Deed No. 160403696 of 2024
2. That the said land is free from all encumbrances.


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

21 FEB 2025

12 FEB 2025

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তার.....

মোকদ্দে: জনাব: এ. ডি. এস. আর অফিস

তৈল: নং ২৪ পরগণা

HIMADRI CHAKRABORTY

Advocate

স্বাক্ষর:.....

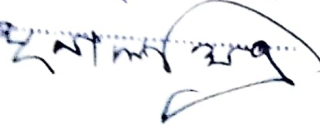
CMM'S Court

সংখ্যা:.....

2 Bankshall Street, Kolkata-1

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ভেণ্ডার- মুনাল মিত্র

স্বাক্ষর: 

3. That the time period within which the project shall be completed by me/promoter is 31-12-2030
4. That seventy per cent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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.
7. 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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.

Jaydeep Ghosh
Deponent

Verification

I, Joydeep Ghosh Son of Dilip Kumar Ghosh Resident of 24/1, Ratan Sarkar Garden Street, Bagbazar, Kolkata - 700007, do solemnly affirm that 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 21st day of February, 2025

Jaydeep Ghosh
Deponent

Identified by me
Himadri Chakraborty
Admission
enrollment No. WB/10/2019
C.M. Court, Kolkata

REKHA TEWARI
NOTARY
Regn. No. - 10284/13
C.M.M.B. Court
Kolkata - 700 001

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

Atwasee
REKHA TEWARI
NOTARY

21 FEB 2025