



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

96AB 445670



Before the Notary Public at Sealdah

FORM - B

[See rule 3(4)]

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **GOURANGA DAS**, Son of Subodh Chandra Das, by occupation- Business, by faith- Hindu, by Nationality- Indian, residing at 30/45, Nayapatty Road, Durgabati Colony, P.O.- Bangur Avenue, P.S. – Dum Dum now Nager Bazar, Kolkata – 700055, Dist. – North 24 Parganas, West Bengal, Partner of the firm under the name and style of "**S.G. CONSTRUCTION**" a Partnership firm having its registered office at 368, Nayapatty Road, 1st Floor, P.O.- Bangur Avenue, P.S. – Dum Dum, Kolkata – 700055, Dist. – North 24 Parganas, West Bengal promoter of the proposed of the project namely " **PRANTIK** " .

26 APR 2021

I, **SRI GOURANGA DAS** promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We// Promoter have/has a legal title to the land on which the development of the project is proposed

OR

PRANTIK have/has a legal title to the land on which the development of the proposed project is to be carried out

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

3. That details of encumbrances: I am absolute recorded owner in respect of lying and situated at **ALL THAT** Piece and parcel of bastu Land Measuring an area of 02 cottahs can be same little

more or less together with one 300 sq.ft shed residential house standing thereon lying and situated at Mouza-Satgachi, JL No-20, S.P/Khatian No-10, Holding No-72, Raja Debendra Colony, Police station-Dum Dum now Nager Bazar in the District of North 24 Pargans, and have all right .title interest or name of any party in or over such land. That the time period with in which the project shall be completed by me/Developer in with in 31/03/2027

4. That seventy per cent of the amount realized 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 that I/Promoter shall get the accounts audited 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 I / Promoter shall take all the pending approvals on time, from the competent authorities.



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8. That I / Promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. 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.



Deponent

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 Sealdah on this 26th Day of April 2024.

S. G. CONSTRUCTION

Gouranga Sen

Partner

Deponent

Deb Sundar Daria

Identified by me:

DEB SUNDAR DARIA

Advocate

96/1, Dum Dum Road,
Kolkata- 700074

ATTESTED by me

hm

S. MITRA
NOTARY

Regd. No.-5515/08

26 APR 2024