



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
BEFORE THE NOTARY PUBLIC
AT BISHNUPUR
DIST. NORTH 24 PARGANAS.



AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Nikhil Goenka duly authorized by the promoter of the proposed project Asha Kunj, vide its authorization dated 22/01/2025.

I, Nikhil Goenka S/o Pradip Kumar Goenka aged 27 Years R/o 8, Mahanirvan Road Kolkata – 700-029 Police Station – Rabindra sarobar duly authorized by the promoter of the proposed project Asha Kunj, do hereby solemnly declare, undertake and state as under:

1. That Nityabrata Majumder and others have a legal title to the land on which the development of the project is to be carried out
And
a legally valid authentication of the 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.
3. That the time period within which the project shall be completed by promoter is 10.01.2029.
4. That seventy per cent of the amounts realized by the 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.

10 6 MAR 2025

NO: 4115 Date: 20 JAN 2025 Rs 10.00
Name: S. Talan & Co
Address: 10 Old Post Office St
Vendor - Washim Cori
Alipore Judges Court
Kolkata-700 027

Signature of Vendor

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

G. G. ENTERPRISE

Nikhil Goenka
Deponent **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 6th day of Mar 2025.

G. G. ENTERPRISE

Nikhil Goenka
Deponent **Partner**

Identified by me

MANOJ BASU
Advocate

MANOJ BASU
Advocate
Enrolment No.-F-247/2006
Bidhan Nagar Court
Kolkata-700091

ATTESTED
S. CHAUDHURI
★ NOTARY ★
GOVT. OF INDIA
Regd. No.-6584/06
Bidhanagar Court
Dist. North 24 Pgs

06 MAR 2025