

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS
WEST BENGAL

03AC 865201

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of SANANDA GHOSH (PAN: AIDPG3302L) Promoter and Proprietor of the proposed project "DIPTI APARTMENT".

I, SANANDA GHOSH (PAN: AIDPG3302L) Promoter and Proprietor of the proposed project "DIPTI APARTMENT" do hereby solemnly declare, undertake and state as under:

1. That the owner of this land is "UMESH PRASAD JAISWAL". I, 'MA BHAGAWATI UDYOG' (Proprietor SANANDA GHOSH) Promoter/Developer of the proposed project named "DIPTI APARTMENT" 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.

09 APR 2025

Sl. No. **56629** Sold to.....
Address.....

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/018/2011.

A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001
Rs. 10/- (Rupees Ten) only
Issue Date: **13-MAR-2025** Sign. 

3. That the time period within which the project shall be completed by the promoter for 24/04/2026.
4. That seventy per cent of the amounts realized by me/promoter for the project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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 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 Verifier

Deponent
Sahand Ghosh
Proprietor

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 9th day of April, 2025

K. K. HALDAR
NOTARY PUBLIC
GOVT OF INDIA
Reg. No - 13502/2018
Bidhannagar Court
Dist - North 24 Parganas
West Bengal

Identified by me

Advocate

09 APR 2025