

भारतीय गैर न्यायिक

दस
रुपये
रु.10TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

98AB 762368

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of SMT. ILA GHOSH Developer of the proposed project named

"VINAYAK"



I, SMT. ILA GHOSH Developer of the proposed project do hereby solemnly declare, undertake and state as under:

1. SMT. CHAITALI KUNDU (Pan no : AILPK3422B & Aadhar no : 5559 6939 2125) alias CHAITAIL KUNDU wife of Sri. Sudip Kundu and daughter of Barun Dey, by Nationality - Indian, by faith- Hindu, by occupation- Housewife, residing at Premises No. P-24, Raja Raj Krishna Street, Post Office- Beadon Street, Police Station - Burtolla, Kolkata - 700 006, 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.

Cont.....02 Pages

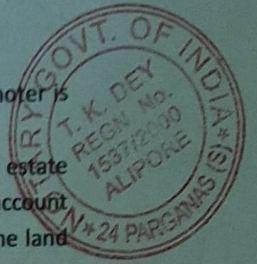


For. Issara
Ila Ghosh
Partner

7 8 NOV 2024

:: 02 ::

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 **11th SEPTEMBER, 2028**
3. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
6. 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.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
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.



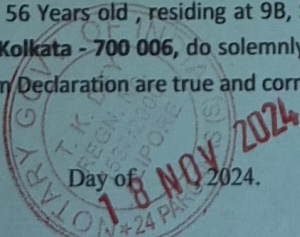
For *Issara*
The Ghosh
Partner

Deponent

I, SMT. ILA GHOSH (Pan no : AGSPG0791Q & Aadhar no : 410516957944), wifc of Sri. Asit Ghosh aged about 56 Years old , residing at 9B, Star Lane. Post Office- Beadon Street, Police Station - Burtolla, Kolkata - 700 006, do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.

Verified by me at

Day of 18 NOV 2024.



Solemnly Affirmed & Declared
before me on Identification

T.K. DEY, Notary
Alipore Judges' Office Court, Cal-27
Reg. No. 1537/2000, Govt. of India

Advocate

Identified by me

[Signature]
Advocate

Nabakumar Mukhopadhyay
Advocate

Alipore Police Court
Kolkata-700 007

18 NOV 2024

18 NOV 2024