

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

92AB 904747

GANAPATI CONSTRUCTION

09/01/25  
PARTNER



BEFORE THE LD NOTARY PUBLIC AT SILIGURI

AFFIDAVIT CUM DECLARATION

I solemnly Affirm, rec. & Declare  
Before me on Identification

10/01/2025  
Pashupati Shari  
NOTARY SILIGURI



FORM 'B' [See rule 3 (4)1]

Affidavit cum Declaration

Affidavit cum Declaration of Sri Nitesh Kharga partner of Ganapati Construction Promoter of the proposed project COSMIC ORB duly authorized by the promoter of the proposed project

I, Mr. Sri Nitesh Kharga Partner of Ganapati Construction promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

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
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 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 the purpose.
5. That the amounts from the separate account, to cover the cost of the projects, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 We/ 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 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.

Before me on Identification

10/01/2025  
Pashupati Shah  
NOTARY SILIGURI

GANAPATI CONSTRUCTION

09/01/25  
PARTNER



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.

Sri Nitesh Kharga

GANAPATI CONSTRUCTION

*[Signature]*  
09/01/25  
PARTNER

Deponent

**VERIFICATION:**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Sri Nitesh Kharga

GANAPATI CONSTRUCTION

*[Signature]*  
09/01/25  
PARTNER

Deponent



Solemnly affirmed before me

Nitesh Kharga

Identified by A. Thakur

on this the 10th day of Jan 2025

*[Signature]*  
09/01/25

Verified by Me  
Advocate



ADITYA THAKUR  
B. COM-LLB, LLM  
SILIGURI  
Regn. No. F/358/251/2023

Solemnly Affirmed & Identified  
Before me on Identification

*[Signature]*  
10/01/2025  
Pashupati Shah  
NOTARY SILIGURI