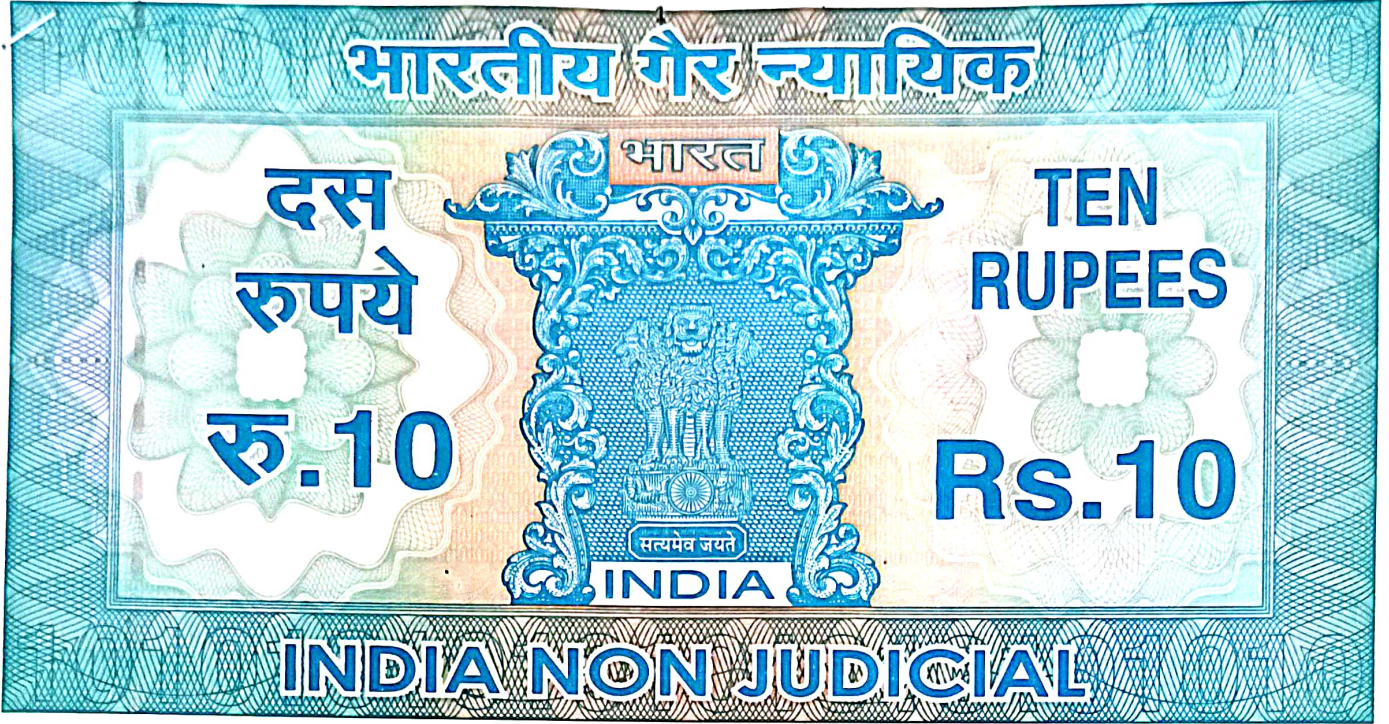


Serial No. A/..... 06.12.2025



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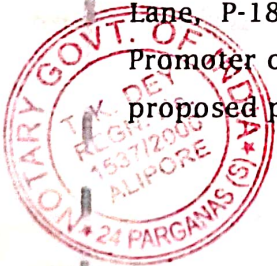


BEFORE THE NOTARY PUBLIC ALIPORE, KOLKATA-700077

FORM-"B"
[See rule 3 (4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER
Affidavit cum Declaration

Affidavit cum Declaration of M/S GAYATRI ENTERPRISE, a proprietorship firm having its office at 82, K.P. Roy Lane, P-18, Nazir Bagan, P.O. - Haltu, P.S. - Garfa, Kolkata - 700078, being represented by its sole proprietor namely SMT MADHABI KOIRI, wife of Sri Tapan Koiri, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at 82, K.P. Roy Lane, P-18, Nazir Bagan, P.O. - Haltu, P.S. - Garfa, Kolkata - 700078, Promoter of the proposed Project/ duly authorized by the promoter of the proposed project, vide its authorization dated _____.



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M/S GAYATRI ENTERPRISE, a proprietorship firm having its office at 82, K.P. Roy Lane, P-18, Nazir Bagan, P.O. - Haltu, P.S. - Garfa, Kolkata - 700078, being represented by its sole proprietor namely **SMT MADHABI KOIRI**, wife of Sri Tapan Koiri, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at 82, K.P. Roy Lane, P-18, Nazir Bagan, P.O. - Haltu, P.S. - Garfa, Kolkata - 700078, 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, the Land owners namely **1. SMT DIPTI BHATTACHARYA**, wife of Late Manaranjan Bhattacharjee, by occupation Housewife, **2. SRI PRADIP BHATTACHARYA**, son of Late Manaranjan Bhattacharjee, by occupation Service, **3. SRI KAJAL BHATTACHARYA**, son of Late Manaranjan Bhattacharjee, by occupation Service, **4. SRI DIPAK BHATTACHARJEE @ DIPAK BHATTACHARYA**, son of Late Manaranjan Bhattacharjee, by occupation Business, **5. SMT SIKHA CHAKRABORTY**, daughter of Late Manaranjan Bhattacharjee, by occupation Housewife and **6. SMT NITA MUKHERJEE**, daughter of Late Manaranjan Bhattacharjee, by occupation Housewife, all are by faith Hindu, by Nationality Indian, residing at 14, Sarat Bose Colony, P.O. Haltu, P.S. Kasba now Garfa, Kolkata- 700078, District- South 24 Parganas, have a legal title to the land i.e. "**MANORANJAN APARTMENT**" situated at Premises No. 5, Sarat Bose Colony, Mailing address- 14, Sarat Bose Road (Colony), Mouza- Kasba, J.L. No. 13, comprised in E.P. No. 14, S.P. No. 53, in C.S. Plot No. 298 (P), 298 (P), Police Station previously Kasba now Garfa, Kolkata-700078, under the limit of the Kolkata Municipal Corporation Ward No. 105 vide KMC Assessee No. 31-105-24-0005-7, District South 24 Parganas on which the Development of the 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/ promoter for development of the real estate project is enclosed herewith.

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

OR

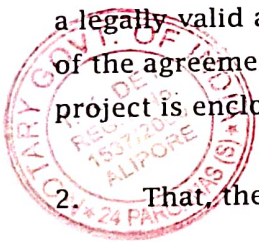
That, details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.

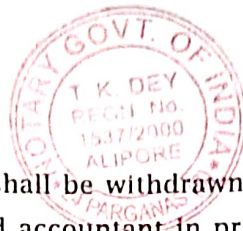
3. That, the time period within which the project shall be completed by me / Promoter is **31.08.2025**.

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 schedule 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 the proportion to the percentage of completion of the project.

01 FEB 2025





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, 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 utilitised 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 rule and regulations made under the Act.
10. That, I / Promoter shall not discriminate against any allottee at the time of allotment of any apartment, flat or building, as the case may be, on any grounds.

GAYATRI ENTERPRISE

 Proprietor

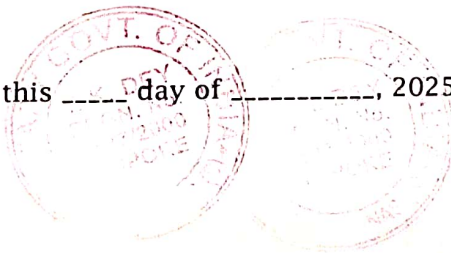
DEPONENT

Verification



I, the Deponent above, DO HEREBY VERIFY THE CONTENTS OF MY ABOVE Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this _____ day of _____, 2025.



GAYATRI ENTERPRISE

 Proprietor

DEPONENT

Identified by me

Solemnly Affirmed & Declared
 before me on identification


 T. K. Dey, Notary
 Alipore Judges/Police Court, Cal-27
 Reg. No. 1537/2000, Govt. of India


 Advocate

01 FEB 2025

01 FEB 2025