

SL. NO. 371 20.25

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

03AC 569176

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST. NORTH 24 PARGANAS



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of CHAITALI NASKAR [PAN: ADGPN5647P]
Promoter and Partner of the proposed project 'GANAPATI APARTMENT'.

I, CHAITALI NASKAR [PAN: ADGPN5647P] wife of Sri Tapan Naskar
Promoter and Partner of the proposed project /duly authorized by the Partners do
hereby solemnly declare, undertake and state as under:

1. That the owner of this land is Indrani Singha Roy. We, 'TIRUPATI DEVELOPERS', [PAN: AARFT6176B] as a developer/promoter with an authenticated copy of the agreement between such owner and promoter for development of this real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.

12 JUN 2025

Sl. No. 45744 Sold to.....

Address.....

A. K. Maity

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 10/- (Rupees Ten) only

Issue Date: Sign. ..

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.

12 FEB 2025



3. That the time period within which the project shall be completed by me/promoter is 24/08/2025.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is ~~certified by engineer, an architect and a Chartered Accountant in practice that~~ the withdrawal proportion to the percentage of completion of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 Verification any grounds.

Tirupati Developers

Chaitali Naskar Deponent
Partner(s)

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 12th day of June, 2025.

Identified by me

MANOJ BASU
Advocate

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

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.

ATTESTED
S. CHAUDHURI
NOTARY
GOVT OF INDIA
Regd No -6584/08
Bidhanagar Court
Dist -North 24 Pgs

12 JUN 2025