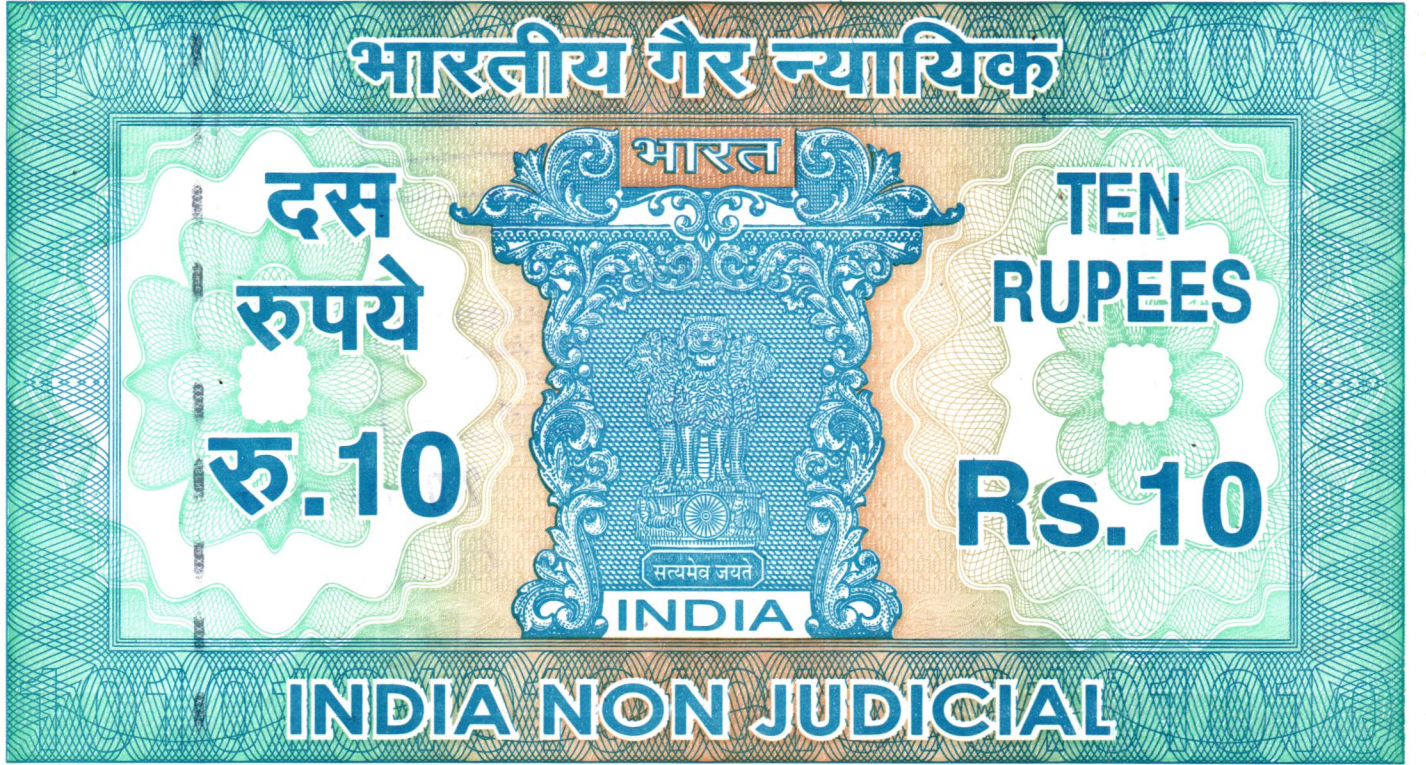




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

03AC 551352



BEFORE THE NOTARY PUBLIC
FORM 'B'

[See Rule 3(4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Abhisek Kheria (PAN CQGPK7243D), son of Dinesh Kumar Kheria, by faith Hinduism, by nationality Indian, by occupation business, duly authorized by the promoter "**Messieurs Gadia Associates Private Limited, [PAN AAACG9834D]**" a private limited company, governed under the Companies Act, 2013, having its registered office at 209, Chittaranjan Avenue, 4th Floor, Post Office Beadon Street, Police Station Girish Park, Kolkata 700006, West Bengal, of the proposed project namely "**Meridian Galaxia**" situated at ALL THAT Land classified as Danga measuring

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NOTARY
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North Block, Gr. Floor
Bidhannagar, Kolkata
West Bengal

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321722

SANJAY SADHU
LLM, Advocate
Enrolment No. WB/770/2000
District Judges Court, Barasat,
North 24 Parganas.

NAME.....
ADD.....
Rs.....
20 JAN 2025
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K-S Roy Road, Kol-1

20 JAN 2025
20 JAN 2025



BEFORE THE NOTARY PUBLIC

about 8.2500 decimal, more or less, equivalents to 5 Cottah, more or less, out of 56 decimal, being a portion of R.S. Dag No. 858 corresponding to L.R. Dag No. 1007, recorded in L.R. Khatian Nos. 3421, 3424, 2091, 3423, 4659 (arising from old LR Khatian No. 3422) & 4660 (arising from old LR Khatian No. 3422), Mouza Jagaddal, J.L. No. 71, Police Station Sonarpur, within the limits of Ward No. 26 of the Rajpur-Sonarpur Municipality, having Holding No. 136, Dr. B. C. Roy Road, Charaktala, Jagaddal, Kolkata 700151, Additional District Sub- Registrar Sonarpur, in the District of South 24 Parganas, West Bengal, vide its authorization letter dated 06th January, 2025

I, Mr. Abhisek Kheria, duly authorized by the promoter of the proposed project "**Meridian Galaxia**" do hereby solemnly declare, undertake and state as under:

1. That Seven number of persons mentioned in Schedule A below has the legal title to the land on which the development of the proposed project by the developer is been carried out.

AND

A legally valid authentication of title of such land along with an authenticated copy of agreement between such owner and developer for development of the real estate project is enclosed herewith.

2. That the said land has no encumbrances whatsoever including any rights, title, interest or name of any party in or over such land.
3. That the time period within which the project shall be completed by me/developer **30th Day of November, 2025.**
4. That seventy percent of the amounts realised by me/developer 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.
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 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/developer 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.

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8. That I / developer shall take all the pending approvals on time, from the competent authorities.
9. That I/ developer have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / developer 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.



Deponent
Identified by me

Sanjay Sen

Advocate

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 02nd Day of April, 2025.

Solemnly Affirmed
&
Declared Before me
on Identification of Advocate

Sanjay Sen

Deponent

IDENTIFIED BY ME

ADVOCATE

B. N. SAHA
"Schedule A"

(1 to 7 are the joint and absolute owners of the Project Property)

1. **Niladri Ghosh** son of Late Sushanta Ghosh, by faith Hinduism, by nationality Indian, by occupation Service residing at Dr. B.C. Roy Road, Post Office Dakshin Jagaddal, Police Station Sonarpur, Kolkata 700 151, District South 24 Parganas, West Bengal, [PAN BPIPG1833F], [Aadhaar No. 7340 0443 1518] & [Phone No. 9748759710];

2. **Tiyasha Ghosh**, daughter of Late Sushanta Ghosh, by faith Hinduism, by nationality Indian, by occupation student, residing at Dr. B.C. Roy Road, Post Office Dakshin Jagaddal, Police Station Sonarpur, Kolkata 700 151, District South 24 Parganas, West Bengal [Aadhaar No. 7670 2326 3674] & [Phone No. 9748759710], represented by her lawfully appointed guardian under the Guardian & Wards Act, (Act VIII of 1890), namely Niladri Ghosh son of Late

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Sushanta Ghosh, by faith Hinduism, by nationality Indian, by occupation Service, residing at Dr. B.C. Roy Road, Post Office Dakshin Jagaddal, Police Station Sonarpur, Kolkata 700 151, District South 24 Parganas, West Bengal [PAN BPIPG1833F], [Aadhaar No. 7340 0443 1518] & [Phone No. 9748759710];



3. **Raj Kumar Ghosh** son of Late Nabakumar Ghosh, by faith Hinduism, by nationality Indian, by occupation Business, residing at Dr. B.C. Roy Road, Post Office Dakshin Jagaddal, Police Station Sonarpur, Kolkata 700 151, District South 24 Parganas, West Bengal, [PAN AZEPG8148C], [Aadhaar No. 7531 7280 3482];

4. **Sandhyarani Ghosh** wife of Late Nabakumar Ghosh, by faith Hinduism, by nationality Indian, by occupation Housewife, residing at Dr. B.C. Roy Road, Post Office Dakshin Jagaddal, Police Station Sonarpur, District South 24 Parganas, Kolkata 700 151, West Bengal, [PAN CDNPG4415M], [Aadhaar No. 3156 9168 0388];

5. **Mita Das** wife of Late Sanjay Das, by faith Hinduism, by nationality Indian, by occupation Service, residing at Dwarir Road, Post Office Rajpur-Sonarpur, Police Station Sonarpur, District South 24 Parganas, Kolkata-700 151, West Bengal, [PAN AOIPD0351F], [Aadhaar No. 6266 0900 5005];

6. **Swapan Kumar Ghosh** son of Late Kamal Krishna Ghosh, by faith Hinduism, by nationality Indian, by occupation Business, residing 68, Jiban Mohini Ghosh Park, Post Office and Police Station Haridebpur, Kolkata 700 082, West Bengal, [PAN AWCPG0204G], [Aadhaar No. 5742 4842 0358];

7. **Surojeet Kumar Ghosh** son of Mr. Swapan Kumar Ghosh, by faith Hinduism, by nationality Indian, by occupation Service, residing 68, Jiban Mohini Ghosh Park, Post Office and Police Station Haridebpur, Kolkata 700 082, West Bengal, [PAN DKVPG9913A], [Aadhaar No. 5761 9807 1776]

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02 APR 2025