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पश्चिम बंगाल WEST BENGAL

03AC 412015

*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 AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Sri Sasanka Sekhar Ganguly, Proprietor of M/s. SHIVA CONSTRUCTION, promoter of the proposed project **"56/21, MAHENDRA NATH SEN LANE"** at Premises no. 56/21, Mahendra Nath Sen Lane, P.S. Regent Park, Kolkata - 700040, under Ward No. 97 of KMC, WB, India

I, Sasanka Sekhar Ganguly, Proprietor of M/s. SHIVA CONSTRUCTION, promoter of the proposed project **"56/21, MAHENDRA NATH SEN LANE"** at Premises no. 56/21, Mahendra Nath Sen Lane, P.S. Regent Park, Kolkata - 700040, under Ward No. 97 of KMC, WB, India do hereby solemnly declare, undertake and state as under:



That my firm M/s. SHIVA CONSTRUCTION has a legal title/right to the land on which the development of the project is proposed via Purchase Deed of Land from the previous land owner namely Smt Jharna Ghosh, being Deed No. 160500569 of 2023, registered at the office of ADSR Alipore

06 JAN 2025

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Sl. No. ....  
Name : **A. K. SINGH, Advocate**  
Address : High Court, Calcutta  
Kolkata - 700001

Kolkata Collectorate  
Netaji Subhas Rd.,  
Kolkata-1

**Amal Kr. Saha**  
Licensed Stamp  
Vendor





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 31-12-2028
4. 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
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 / 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.
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 any grounds.



*Sasanka Sekhar Ganguly*  
Deponent

Verification

I, Sasanka Sekher Ganguly Son of Dibyendu Sekhar Ganguly Resident of 125, Regent Colony, Regent Park, Kolkata - 700040, do solemnly affirm that 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 6th day of January, 2025

*Solemnly Affirmed & Declared  
before me on Identification*

A. K. Sinha, Notary  
Alipore Judges/ Police Court, Cal-27  
Regd. No 608/1995 Govt. of India

*Sasanka Sekhar Ganguly*  
Deponent

*Identified by me*

*Ruzg*  
Advocate

06 JAN 2025