

SL. NO. 19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

FORM 'B'
[See rule 3(2)]

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

Affidavit cum Declaration

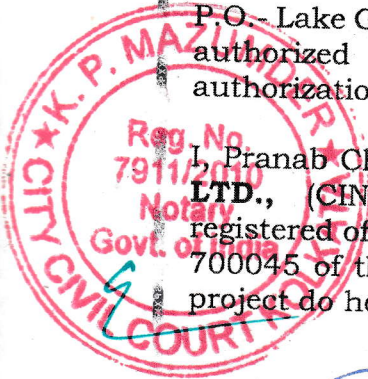
Affidavit cum Declaration of Sri Pranab Chatterjee, (PAN: ACQPC3756K) son of Dr. Paresh Nath Chatterjee, age about 61 years, by Faith- Hindu, by Nationality Indian, by Occupation Business, residing at 574 Lake Gardens, P.O.- Lake Gardens, P.S.- Lake, Kolkata - 700045, Dist- South 24 Parganas, Director of the Developer (**MODULE PROPERTIES PVT. LTD.**) for the proposed project "**Ginja Niketan**" situated at Premises No. 136, Lake Gardens, Ward No. 93 under KMC, P.O.- Lake Gardens, P.S.- Lake, Kolkata- 700045, Dist- South 24 Parganas, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20/02/2025;

I, Pranab Chatterjee, Director of the (Developer) **MODULE PROPERTIES PVT. LTD.**, (CN: U45400WB2007PTC119418 & PAN: AAFCM9173Q) having registered office at 422, Lake Gardens, P.O.- Lake Gardens, P.S.- Lake, Kolkata- 700045 of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

MODULE PROPERTIES PVT. LTD.

Director

20 FEB 2025



1. (a) **Smt. Vimala Acharya**, (PAN: ADMPA8000B) wife of Late Om Prakash Acharya, by Faith- Hindu, by Nationality Indian, by Occupation Housewife, residing at Premises No -136, Lake Gardens, P.O.- Lake Gardens, P.S.- Lake, Kolkata- 700045, (b) **Sri Rajiv Acharya**, (PAN: APYPA5287Q) son of Late Om Prakash Acharya, by Faith- Hindu, by Nationality- Indian, by Occupation- Service, residing at Premises No -136, Lake Gardens, P.O.- Lake Gardens, P.S.- Lake, Kolkata- 700045, (c) **Smt. Shailja Agarwal** (O.C.I. NO. A488088) daughter of Late Om Prakash Acharya and wife of Sri Sanjay Agarwal, by Faith- Hindu, by Nationality Indian, by Occupation Business, residing at 92 Gordon Avenue, Stanmore, HA7 3QS and (d) **Smt. Shalini Iyer** (O.C.I. NO. A1068626) daughter of Late Om Prakash Acharya and wife of Sri Ram Rajan Iyer, by Faith- Hindu, by Nationality Indian, by Occupation Business, residing at 4260, S. Lowa Street, Chandler Arizona 85248, has a legal title to the land on which the development of the proposed 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 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 us/promoter is 31/05/2025.

4. That seventy percent of the amounts realised by us/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 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.

MODULE PROPERTIES PVT. LTD.

Director

20 FEB 2025



8. That, we / promoter shall take all the pending approvals on time from the competent authorities.

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we / 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.

MODULE PROPERTIES PVT. LTD.

Director

Deponent

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 20th day of February, 2025


MODULE PROPERTIES PVT. LTD.

Director

Deponent



Solemnly Affirmed & Declared
Before me on Identification


K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

20 FEB 2025

Identified by me


Advocate