



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL BEFORE THE NOTARY PUBLIC
AT CHANDANNAGAR 94AB 409942

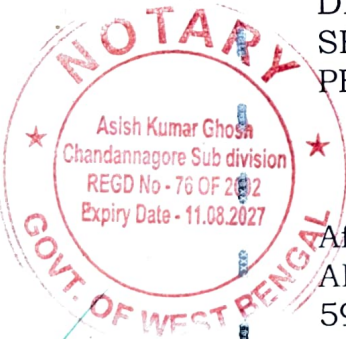
Ref. 67
Date 18.07.2024

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 Sibasis Nandy, (PAN: AEAPN7536C) son of Late Sunil Kumar Nandy age about 59 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at "Sunil Apartment", 55 ,G.T Road, Barabazar, P.O. & P.S.- Chandannagar, District- Hooghly, Pin- 712136, Partner of the promoter (**Gunjas Construction**) of the proposed project "**HIJOL**" situated at Holding No. 276, G.T. Road, Ward No. 12 under Chandernagore Municipality, Dist. Hooghly, P.O & P.S.- Chandernagore, Pin Code - 712136, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 18/07/2024;



ASISH KUMAR GHOSH
NOTARY
REGD. NO. 76 OF 2002
CHANDERNAGORE
HOOGHLY

18 JUL 2024

GUNJAS' CONSTRUCTION
Sibasis Nandy
Partner

I, **SIBASIS NANDY**, Partner of the promoter (**Gunjas Construction**) having PAN No. AANFG0451G and registered office at Holding No. 260, Ward No. 13, "Sristi Apartment", D.C.R. Road (N), Lalbagan, P.O. & P.S.- Chandannagore, District- Hooghly, Pin Code- 712136, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

(a) **Sri Sambhu Ghosh** (PAN- AHUPG1230B), son of Late Radha Raman Ghosh, by Occupation -Service, by Faith Hindu, by Nationality Indian, residing at Old Post Office Street Barabazar, P.O. & P.S. Chandernagore, District- Hooghly, Pin Code- 712136, (b) **Smt. Lipika Das** (PAN- AIHPD9332P), wife of Sri Pradip Kumar Das, by Occupation -Housewife, by Faith Hindu, by Nationality Indian, residing at 19/1, Baroda Sarani, Haridevpur, P.O.& P.S.- Haridevpur, District- South 24 Parganas Pin Code- 700082, 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.

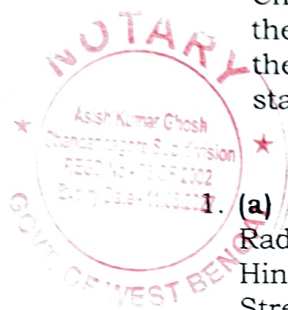
2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by us/promoter is 19/04/2027.

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



6/10/24
AM

Gunjas Construction
Partner

ASISH KUMAR GHOSH
NOTARY
REGD. NO. 16 OF 2002
CHANDERNAGORE
HOOGHLY

18 JUL 2024

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.

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.

GUNJAS' CONSTRUCTION
Sibani Mondal
Partner

Deponent

I/d by
Sibani Mondal Roy
ADV

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 Chandernagore on this 18th day of July, 2024

GUNJAS' CONSTRUCTION
Sibani Mondal
Partner

Deponent

I/d by
Sibani Mondal Roy
ADV
18/07/24

ASISH KUMAR GHOSH
NOTARY
REGD. NO. 78 OF 2002
CHANDERNAGORE
HOOGHLY

Solemnly Affirmed &
Declared Before Me

A. K. Ghosh
NOTARY
Chandernagore

18 JUL 2024