



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 068361



FORM-B

[see rule 3(4)]

AFFIDAVIT-CUM-DECLARATION

Affidavit-cum-Declaration of Mr. Ashutosh Bhagat one of the Directors of Ginni Realty Projects Private Limited, the Promoter of the proposed project duly authorized by the promoter of the proposed project vide its authorization dated 21.02.2023.

I, Ashutosh Bhagat Son of Shri Jugal Kishore Bhagat aged about 49 years residing at 12/1, Pretoria Street, Kolkata-700071 one of the Director of Ginni Realty Projects Pvt. Ltd. the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

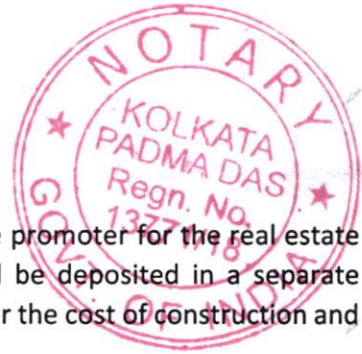
1. That the promoter has a legal title to the land on which the development of the project is proposed and a legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31.12.2024.

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PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M.'s Court
Kolkata-700 003

13 MAR 2023



4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 promoter shall get the accounts audited within six months after 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

GINNI REALTY PROJECTS PVT. LTD.

Deponent

Director

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 13th day of March 2023

GINNI REALTY PROJECTS PVT. LTD.

Deponent

Director



PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
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SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

PADMA DAS
NOTARY