

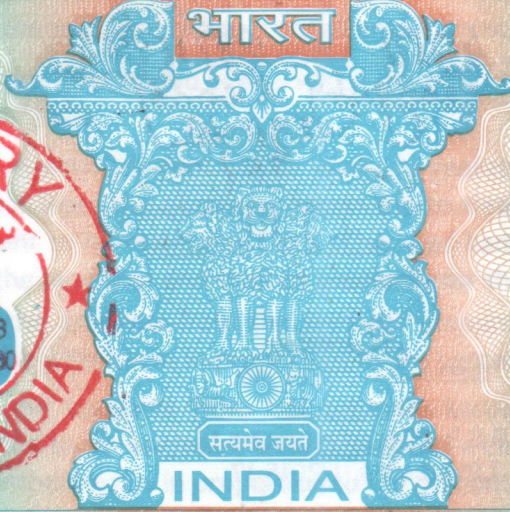
भारतीय गैर न्यायिक

दस

भारत

TEN
RUPEES

Rs.10



INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

97AB 031921

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

I, PARTHA GANGULY, duly authorized by the promoter of the proposed project "PRITHWIRAJ RESIDENCY PH-II", vide his authorization dated 4th November 2025.

I, PARTHA GANGULY duly authorized by the promoter of the proposed project "PRITHWIRAJ RESIDENCY PH-II", do hereby solemnly declare, undertake and state as under:

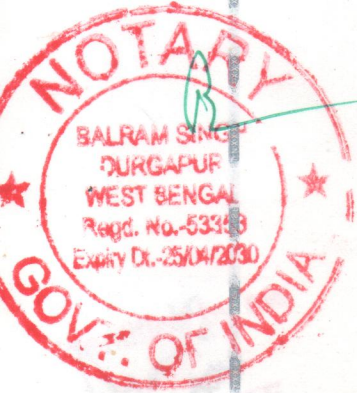
1. That GANGULY REALTY a legal right to the land on which the development of the proposed project is proposed.

AND

A legally valid authentication of right of such land owners are Sri BARID KUMAR MONDAL and Sri SANAT KUMAR MONDAL along with an authenticated copy of development agreement document No. 230603332 for the year 2024 and power of attorney document No. 230607737 for the year 2023 executed between such owner and promoter for development of the real estate project is enclosed herewith.

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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 **08/10/2028**.
4. The seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized for the project and the withdrawal has been 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 authority.
9. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under 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.



Ganguly Realty
Pothisa Ganguly
Partner
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at 17th on this Dec day of 2025

Ganguly Realty
Pothisa Ganguly
Partner
Deponent

**Solemnly Affirms & Declares
before me on Identification**

Balram Singh
BALRAM SINGH, NOTARY
Durgapur, Paschim Bardhaman
Regd. No. 53353 Govt. of INDIA

*Identified by me
Advocate*
ADVOCATE

17 DEC 2025