

Regd. No. 28/25/16/5/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



06AC 904444

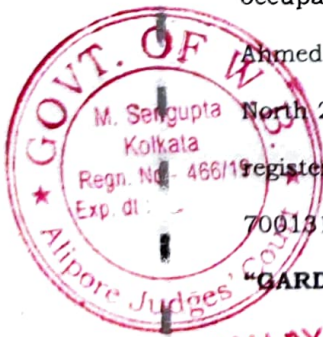
Before the Notary of
Alipore Judges Court
Calcutta-27

BEFORE THE NOTARY PUBLIC AT ALIPORE

AFFIDAVIT-CUM-DECLARATION

Affidavit cum Declaration of **P.R. DEVELOPERS**, promoter of the proposed project named **"GARDENIA"**, represented by its partners (1) Sri Pritwish Sarkar and (2) Sri Ritwick Sarkar;

I, being authorised signatory Sri Pritwish Sarkar, son of Parimal Sarkar, both are by occupation - Business, by faith - Hindu, by Nationality - Indian, residing at 78, Rafi Ahmed Kidwai Road, P.O. Bangur Avenue, P.S. Dum Dum, Kolkata - 700055, District - North 24 Parganas, one of the partners of P.R. Developers, a partnership firm, having its registered office at 30, S.N. Banerjee Road, P.O. & P.S. New Barrackpore, Kolkata - 700131, District - North 24 Parganas, promoter of the proposed project named **"GARDENIA"**, do hereby solemnly declare, undertake and state as under:



MALAY SENGUPTA
Notary

Regn. No.-446/19
CMM.S Court/Alipore
18 No. Alipore Judge's Court
Kolkata-700 027

16 MAY 2025

Sl. No. 407 Date 16 MAY 2025 Rs. 10/-

Name S. Majumder
Advocate

Address Alipore Judges Court, Kol-27

Vendor 
SWARUP CHANDRA
Alipore Judges' Court, Kol-27

16 MAY 2025

1. I/Promoter have/ Owners, Sri Tapan Kumar Ghosh, Sri Satyajit Ghosh, Sri Pranab Ghosh, Sri Satyajit Ghosh, Smt. Susmita Sarkar @ Susmita Sarkar Ghosh and Smt. Krishna Ghosh 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 the development of the real estate project is enclosed herewith.

2. That the said land is free from all legal encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 31st June, 2027.

4. That seventy percent of the amount 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of the completion of the project.

6. That the amount from the separate account shall be withdrawn after if it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is it 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 account 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 withdrawal has been in compliance with proportion to the percentage of completion of the project.

MALAY SENGUPTA
Notary

Regn. No. 446/19
CMM S Court, Alipore
18 No. Alipore Judge's Court
Kolkata-700 027

16 MAY 2025



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.

P.R. DEVELOPERS
Pratik Sen
 Partner

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 16th Day of May of 2025.

P.R. DEVELOPERS
Pratik Sen
 Partner

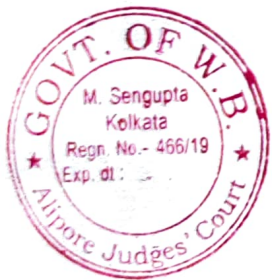
DEPONENT

**Solemnly Affirmed &
 Declared before me on
 Identification of advocate**

Malay Sengupta
Malay Sengupta
 Notary
 Regn. No.-446/19

16 MAY 2025

Identified by me
Sandeep Das
 Advocate
 Alipore Judges Court
 Calcutta-700 027



MALAY SENGUPTA
 Notary
 Regn. No.-446/19
 CMM S Court/Alipore
 18 No. Alipore Judge's Court
 Kolkata-700 027