

Serial No. A/

126 2024

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT

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 Chanchal Kumar Dey (PAN: EFLPD9288B) son of Sri Shyamal Kumar Dey, age about 27 years, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at Block 8, Flat No. 10, 45/1, Kankurgachi 2nd Lane, Kankurgachi, P.O.- Kankurgachi, P.S.- Phool Bagan, Kolkata - 700054, Proprietor of the promoter (**Ganpati Construction**) of the proposed project "**Ganapati Housing**" situated at Premises No. T-18, Sir Gurudas Road, Ward No- 30 under KMC, P.O.- Kankurgachi, P.S.- Phool Bagan, Kolkata- 700054, District- South 24 Parganas, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 21/12/2024;

I, Chanchal Kumar Dey, Proprietor of the (promoter) **Ganpati Construction** having registered office at 18, Sir Gurudas Road, P.O.- Kankurgachi, P.S.- Phool Bagan, Kolkata- 700054, District 24-Parganas (South), of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

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Chanchal Kumar Dey

Proprietor

1. **Maya Rani Kundu** (PAN No- CZHPK1797G) Daughter Late Tarit Bhushan Choudhury, by Faith Hindu, by Occupation- Housewife, residing at 18, S.G. Road, Kankurgachi, Kolkata-700054, District 24-Parganas (South), West Bengal, 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 31/03/2027.

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 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 in 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 authorities.

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



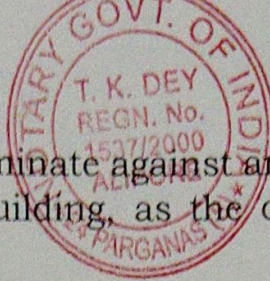
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Chanchal K. Dey

Proprietor

21 DEC 2024

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.



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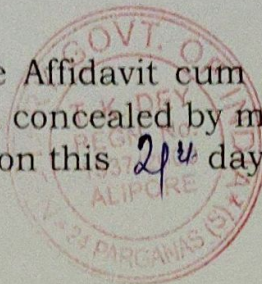
Chanchal M. Dey
Proprietor

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 24th day of December, 2024



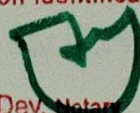
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Chanchal M. Dey
Proprietor

Deponent

Identified by me

Solemnly Affirmed & Declared
before me on identification



T. K. Dey, Notary
Allpore Judges'/Police Court, Cal-27
Reg. No. 1537/2000, Govt. of India

Dilip Das
Advocate

DILIP DAS
B.Com., LLB
Advocate
Alipore Police Court
Kolkata-700 027
W.B -525 / 1979



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