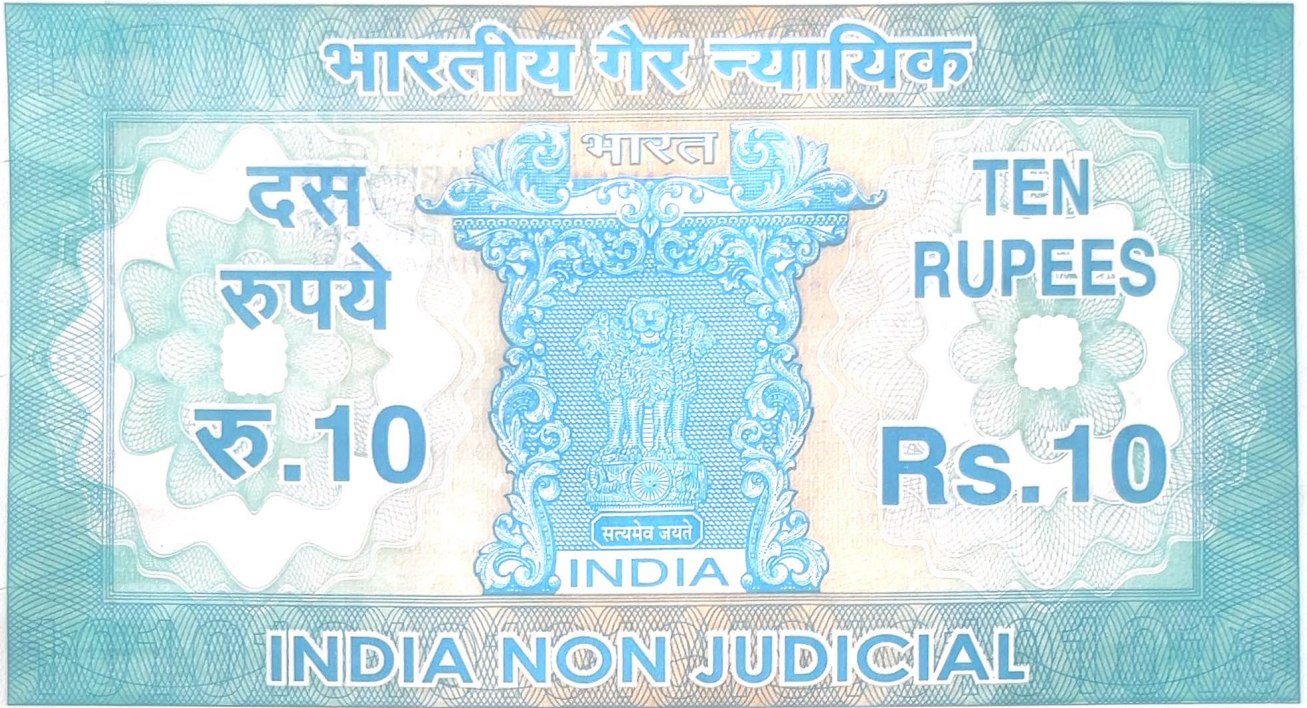


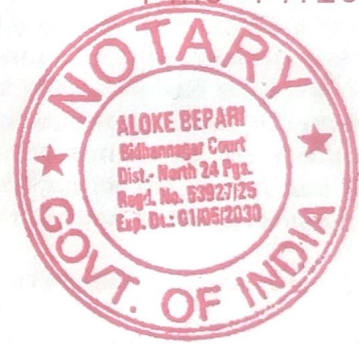
5046 12.02.26



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

14AC 141267

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST. NORTH 24 PARGANAS



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **GANAPATI DEVELOPER** [PAN. **AAZFG0314Q**], Developer/Promoter of the proposed project named "**SUNITI APARTMENT**" represented by its Partner **MOLOY KHAN** [PAN. **ALNPK7974P**], [EPIC NO. **WB/20/091/282182**].

I, **MOLOY KHAN** [PAN. **ALNPK7974P**], [EPIC NO. **WB/20/091/282182**], Son of Late Sashadhar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at NB-33, Arjunpur North, P.O.- Arjunpur, P.S.- Baguiati, Kolkata - 700059, District - North 24 Parganas, West Bengal, India, Partner of **GANAPATI DEVELOPER**, Developer/Promoter of the proposed project named "**SUNITI APARTMENT**" do hereby solemnly declare, undertake and state as under:

12 FEB 2026

Sl. No. 47194 Sold to..... ANAMIKA SWARNAKAR
ADVOCATE
Address..... JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.

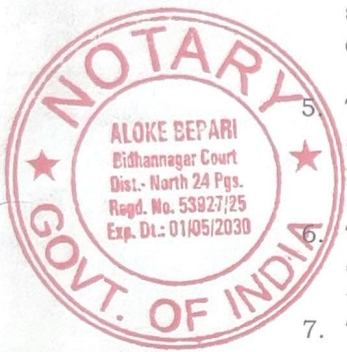
A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001
Rs. 10/- (Rupees Ten) only

Issue Date: 03 NOV 2025 Sign 



NOTARY PUBLIC
AT BISHWANAGAR
DIST. NORTH 24 PARAGANAS

1. That the owners of this land are (1) ALOKE KHAN, (2) MOLOY KHAN, (3) SIKHA PAUL @ SUBHRA PAUL (4) PRONATI KHAN, & (5) TANDRIMA KHAN. GANAPATI DEVELOPER [PAN. AAZFG0314Q], as a Developer/Promoter with an authenticated copy of the agreement between one of the owners 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 period within which the project shall be completed by us /promoter is 14.12.2026 .
4. That seventy per cent of the amounts realized 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 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 engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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.
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 Verification any grounds.



GANAPATI DEVELOPER

Maloy Khan
Partner

Deponent

Verification

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

Solemnly affirmed and declared before me at Kolkata on thisday of, 2026
139 CPC and u/s 333BNSS 2023

Aloke
ALOKE BEPARI
NOTARY
Regd. No. 53927/25
GOVT OF INDIA

12 FEB 2026

ANAMIKA
ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.