



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

05AC 908728



FORM 'B'

See rule 3(4)

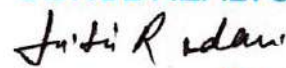
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Nitin Rudani promoter of the proposed project / duly authorized by the promoter of the proposed project GOKUL VISTA, vide its authorization dated 03.03.2025

I, Mr. Nitin Rudani promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:-


REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M s. Court
Kolkata - 700 001

GOKUL REALTORS

Partner

11 9 MAR 2025

কসক নং 308
তারিখ ১/৩/২৩
মূল্য ২০০
ক্রেতা

KEKA BAL
ADVOCATE

নাইসেন প্রান্ত স্ট্যাম্প ডেভার
নৈহাণী এ.ডি.এস.আর. অফিস
জেলা উত্তর ২৪ পরগনা

বি
ডেভার নাম শ্রী সুব্রত পাল
ডেভারীর নাম বারাকপুর
টি ভি নম্বর 1-4 NOV 2024
স্ট্যাম্প খরদের তারিখ
এই টি ভি নম্বরে মোট কত
টাকা খরিদ হইয়াছে 590000



KEKA BAL
ADVOCATE
NOTARY
WEST BENGAL

১১ ৯ ২০২৩

1. That I /promoter have 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 me /promoter is 30th June, 2028 (30/06/2028)

4. That seventy per cent of the amounts 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 to 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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 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.

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 _____ on this _____ day of _____

GOKUL REALTORS
Deponent
Sh. In Rudan
Partner

Identified by me
[Signature]
TINA DAS
Advocate
Regn No. - F-1322/21

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M' s. Court
Kolkata - 700 001

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION
[Signature]
REKHA TEWARI
NOTARY

11 9 MAR 2025

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