

SL. NO. 14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

02AC 323727



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 Sri Nishikanta Ghoroi (PAN – AGIPG0245P) son of Late Kalipada Ghoroi, age about 53 Years, by faith Hindu, by Nationality Indian, By Occupation Business, residing at Village - Dhalua, P.O.- Dhalua, P.S.- Sonarpur, Kolkata – 700152, Dist – South 24 Parganas, Proprietor of the Promoter (**Ghoroi Builders**) for the proposed project “**CHANDANA SUNSHINE**” situated at Holding No.- 346, Uttar Dhalua, Dhalua Main Road, Ward No. 02 under Rajpur Sonarpur Municipality, P.O. Dhalua, P.S.- Narendrapur, Kolkata – 700152, Dist – South 24 Parganas, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 28 /12/2024

I, Nishikanta Ghoroi, Proprietor of **Ghoroi Builders** having the registered Office situated at Premises No. 1780, Madhya Dhalua, Kali Mandir ward no. 2 under Rajpur Sonarpur Municipality, P.O.- Dhalua, P.S.- Sonarpur, Kolkata – 700152, Dist – South 24 Parganas, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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GHOROI BUILDERS
Nishikanta Ghoroi
Proprietor

1. **(a) Smt Sabita Sarkar**, (PAN: PPHPS6973B) wife of Sanat Kumar Sarkar, by Faith- Hindu, by Nationality Indian, by Occupation Housewife, residing at Dhamua Dakshin, Magrahat - II, Pincode - 743610, Dist- South 24 PGS, **(b) Sri Shibu Mondal**, (PAN- DXPPM6283L), son of Late Bhadreswar Mondal, by Faith- Hindu, by Nationality Indian, by Occupation Service, residing at 46 Natanpally, Mukundapur, Kolkata - 700099, Dist- South 24 PGS, **(c) Jhunu Das** (PAN: BJCPD0721K), wife of Arup Das, daughter of Basudev Mondal and Late Molina Mondal, by Faith- Hindu, by Nationality Indian, by Occupation Housewife, residing at 188/E, Dinesh Nagar, P.O.- Mukundapur, P.S.- Purba Jadavpur, Kolkata - 700099, Dist- South 24 PGS, **(d) Smt Sumitra Mondal**, (PAN: EEZPM8150Q), daughter of Late Bhadreswar Mondal, by Faith Hindu, by Nationality Indian, by Occupation Housewife, residing at Dhalua, Nabapally, P.S.- Sonarpur at present Narendrapur, Kolkata - 700152, Dist- South 24 PGS, **(e) Sri Biswanath Mondal** (PAN: DEFPM1331Q), son of Late Bhadreswar Mondal, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at Dhalua, Nabapally Uttar Para, P.O.- Panchpota, P.S.- Sonarpur at present Narendrapur, Kolkata - 700152, Dist- South 24 PGS, **(f) Smt Purnima Das**, (PAN: CMPPD0371J), daughter of Late Bhadreswar Mondal, by Faith Hindu, by Nationality Indian, by Occupation Housewife, residing at Garia, Dhalua, Nabapally Uttar Para, P.O.- Panchpota, P.S.- Sonarpur at present Narendrapur, Kolkata - 700152, Dist- South 24 PGS, **(g) Sri Sukanta Sarkar**, (PAN: EAOPS1410J), son of Sanat Kumar Sarkar, by Faith- Hindu, by Nationality Indian, by Occupation Service, residing at Dhamua Dakshin, Magrahat - II, Pincode - 743610, Dist- South 24 PGS, 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 31/12/2026.
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

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GHORAI BUILDERS

Nishi Kanti Ghora

Proprietor

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 any grounds.

GHOROI BUILDER

Nripendra Ghose

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 28th day of December, 2024

GHOROI BUILDERS

Nripendra Ghose

Proprietor

Deponent



IDENTIFIED BY M.

S. Das.

ADVOCATE

Solemnly Affirmed & Declared
Before me on identification

K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No 7911/2010 Govt. of India

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