

भारतीय गैर न्यायिक

दस
रुपये

रु.10

भारत

TEN
RUPEES

Rs.10

INDIA

INDIA NON JUDICIAL



06AC 118686

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Ramesh Chowdhury duly authorized by the promoter of the proposed project Garima Residency vide its authorization dated 18/01/2023.

I, Ramesh Chowdhury S/o Late Mihirlal Chowdhury aged 73 Years R/o 7, Padmapukur Road Police station Bhowanipore, Kolkata 700020, District South 24 Parganas, West Bengal duly authorized by the promoter of the proposed project Garima Residency, do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the period within which the project shall be completed by the promoter is 31/03/2026.
4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.M.S. Court
2 & 3 Bankshall Street
Kolkata-700 001

GARIMA DEVELOPERS
Ramesh Chowdhury
Partner

10: 6 FEB 2025

16 JAN 2025

Serial No. 6736 Date..

Purchaser Name.....

Maniklal Chakraborty

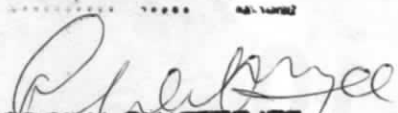
Address.

Advocate

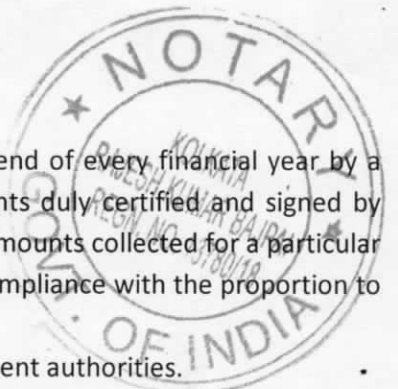
Judges' Court Howrah

910/2004, M-9432472888

Rupees..... 10


PROBAB CHATTERJEE
Howrah Court (Atchala)
Criminal Court

7. That 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.



GARIMA DEVELOPERS

Ramash chowdhury
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 this ____ day of ____

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.M.S' Court
2 & 3 Bankshall Street
Kolkata-700 001

Solemnly Affirm & Declared Before
Me on Identification of Ld. Advocate

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
REGN. NO. 13780/18
J.M. Court, Kolkata, W.B.

GARIMA DEVELOPERS

Ramash chowdhury
Partner
Deponent

06 FEB 2025

Identified by me
Narayan Ch. Saha

[Signature]
Advocate
CJM Court, Kolkata-1
Enrollment No. WB/305/1989