

SI-110/25

भारतीय रुपये

बीस रुपये

₹.20

भारत

Rs.20

TWENTY
RUPEES

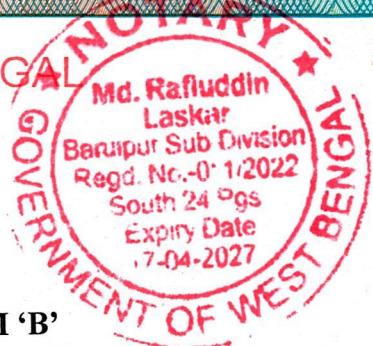
INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC AT BARUIPUR
KOL-144, GOVT. OF WEST BENGAL

37AA 748825



FORM 'B'

[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of AVISEK GHOSH ROY, S/O LATE INDRAJIT GHOSH ROY, RESIDING AT P-14, RAMKRISHNA PARK, PO- LASKARPUR, PS- SONARPUR, DISTRICT-SOUTH 24 PARGANAS, PINCODE-700153, DESIGNATION – PARTNER, GHOSH HOUSING PROJECTS LLP, promoter of the proposed project;

I, AVISEK GHOSH ROY, S/O LATE INDRAJIT GHOSH ROY, RESIDING AT P-14, RAMKRISHNA PARK, PO- LASKARPUR, PS- SONARPUR, DISTRICT- SOUTH 24 PARGANAS, PINCODE-700153, DESIGNATION – PARTNER, GHOSH HOUSING PROJECTS LLP, promoter of the proposed project "HARMONY 2", do hereby solemnly declare, undertake and state as under:

- That, SADHAN KARMAKAR & SILPI KARMAKAR have a legal title to the land on which the development of the proposed project "HARMONY" is to be carried out, and a legally valid authentication of title of such land of the real estate project along with Development Agreement and Power of Attorney is enclosed herewith.

07 MAY 2025

5454

No..... ₹ 20/- Date..... 04 APR 2015

Name :..... RAJIB GOSWAMI

Address :..... Advocate

Vendor :..... 6, Old Post Office Street

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, POI-27



RAJIB GOSWAMI
Advocate
6, Old Post Office Street
5th Floor, Kol-700001

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 31.12.2027.
4. That seventy percent of the amount 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 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.

Verification

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

Verified by me at 6th May 2025.

solemnly Affirmed & Declared
before me on Identification

MD. RAFIUDDIN LASKAR

NOTARY

Baruipur Civil & Criminal Court
Regd. No.- 011/2022
Govt. of West Bengal

Deponent

GHOSH HOUSING PROJECTS LLP

Partner

Identified by me

Advocate

07 MAY 2025