

22 JAN 2025

Serial No.....46/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA

02AC 244169



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

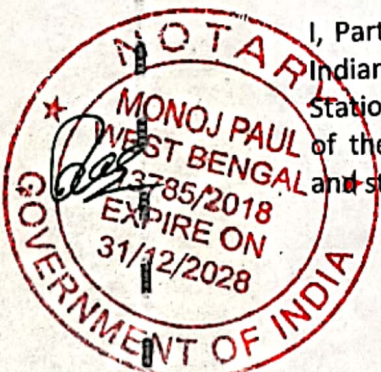
Affidavit cum Declaration

Affidavit cum Declaration of Mr.Partho Ghosh, S/O Late Krishna Das Ghosh, by faith Hindu, by nationality Indian, residing at 337A Bhattacharjee Para Road, P.O. Thakurpukur, Police Station Thakurpukur, Kolkata-700063, designation proprietor and promoter of the proposed project SWASTIK;

I, Partho Ghosh, S/O Late Krishna Das Ghosh, by faith Hindu, by nationality Indian, residing at 337A Bhattacharjee Para Road, P.O. Thakurpukur, Police Station Thakurpukur, Kolkata-700063, designation proprietor and promoter of the proposed project, SWASTIK do hereby solemnly declare, undertake and state as under:

22 JAN 2025

Partho Ghosh



1. That I, promoter have entered into joint development agreement /collaboration agreement/development agreement or any other agreement with SMT Subhrakara De, wife of Susanta Kumar De, by faith Hindu, by nationality Indian, residing at 3A Madhab Lane, Post office Bhowanipore, Police Station Ballygunge, Kolkata – 700025. who possess 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 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 20/02/2026.

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 the cost of construction and the land cost and shall be used only for that purpose, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That I / promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. 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 Mr Partho Ghosh, Bhattacharjee Para, Thakurpukur, Kolkata on this

22nd day of January, 2025

Serial No. 46125
Solemnly affirmed before me
on this 22nd day of Jan, 2025
with the identification of Seema
Chatterjee Advocate/Clerk/Any Person

MR. MONOJ PAUL
NOTARY, GOVT. OF INDIA
REGD. NO.- 13785/2018
ALIPORE COURT, W.B.

22 JAN 2025

Partho Ghosh
Deponent
IDENTIFIED BY ME

Advocate / Clerk / Any Person
No.