



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 350017

BEFORE THE NOTARY PUBLIC  
AT ALIPORE POLICE COURT

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, Pallab Ghosh promoter of the proposed project;

I, Pallab Ghosh, son of Late Umapada Ghosh, residing at 4/48A, Vidyasagar Colony, P.O: Naktala, P.S: Jadavpur then Patuli now Netaji Nagar, Kolkata: 700047, being the Partner of "M/S. G.B. ENTERPRISE", having its registered office at 4/48C, Vidyasagar Colony, P.O: Naktala, P.S: Jadavpur then Patuli now Netaji Nagar, Kolkata: 700047, do hereby declare that "M/S. G.B. ENTERPRISE" is the promoter of the project, i.e., "NIHARIKA APARTMENT" constructed at Premises No: 27/1G, Raypur Mondal Para Road, Under Pargana: Khaspur, R.S. No: 39, J.L. No: 33, Mouza: Raypur, Touzi No: 56, Khatian No: 475, Dag No: 1055, P.O: Naktala, P.S: Jadavpur then Patuli now Netaji Nagar, Kolkata: 700047, within the limits of Ward No: 99, Borough No: X, Kolkata Municipal Corporation do hereby solemnly declare, undertake and state as under:



Pallab Ghosh

08 SEP 2025



1. That Narayan Chandra Kar, Amal Chandra Kar, Ramkrishna Kar, Samir Ranjan Kar, Chandrajit Kar, Smt. Jolly Kar, Sayandeep Majumdar and Saikat Majumdar have the legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoter is 31<sup>st</sup> March, 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the 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.



*Pallab Chakraborty*

Deponent

08 SEP 2025



### 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 Kolkata on this 30<sup>th</sup> day of August, 2025.

*Pallab Ghosh*

Deponent



**Signature Attested  
On Identification**

*S. C. GHOSH*  
S. C. GHOSH, Notary  
Alipore Police Court, Kol-27  
Reg. No. 925/97 Govt. of India

Identified by me



Advocate

*Vishakumar Mukherjee*  
Vishakumar Mukherjee  
Advocate  
Alipore Police Court  
Enr. No-WB/2037/1999

**18 SEP 2025**