



पश्चिम बंगाल WEST BENGAL

72AB 451596

BEFORE THE NOTARY PUBLIC,
BARASAT, NORTH 24 PARGANAS.

FORM 'B'

[Seerule3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER
OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

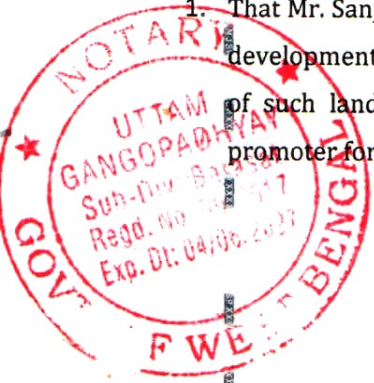
Affidavit cum Declaration of Mr. Bimal Majumder (Partner of Ganapati Enterprise) promoter of
the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their
authorization dated 21.02.2023.

I, Bimal Majumder (Partner of Ganapati Enterprise) promoter of the proposed project / duly
authorized by the promoter of the proposed project do here by solemnly declare, undertake and state
as under:

1. That Mr. Sanjit Dutta son of Late Sukhendu Bikash Dutta have 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.

Ganapati Enterprise
Bimal Majumder
Partner

Sl. No. 903 of 2023
Date: 2-8 FEB 2023



2-8 FEB 2023

FILED 2023

(2)

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 30.10.2025.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.

Ganapati Enterprise
Primal Kaymulan
Partner

Deponent

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 Dum Dum, Kolkata on this 24th day of February, 2023.

Ganapati Enterprise
Primal Kaymulan
Partner

Deponent

Amrendra Kumar
(Amrendra Kumar)
Advocate
City Civil Court, Calcutta
M.No.WB/F/506/19

CHECKED BY

NOTARY CLERK

2 8 FEB 2023

ATTESTED
UTTAM GANGOPADHYAY
NOTARY 28/02/2023
Govt. of West Bengal
Barasat, North 24 Parganas
Regd. No. 09/2017

2 8 FEB 2023