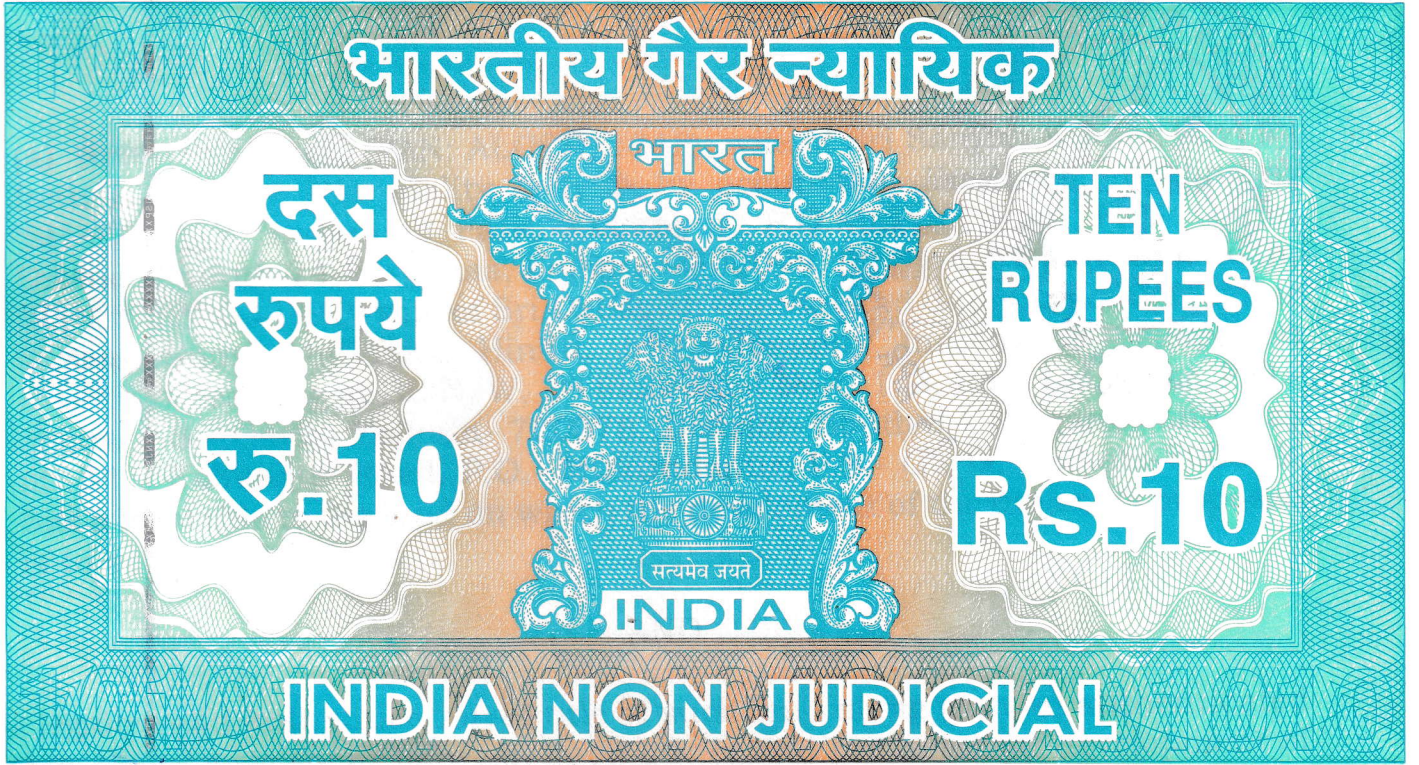


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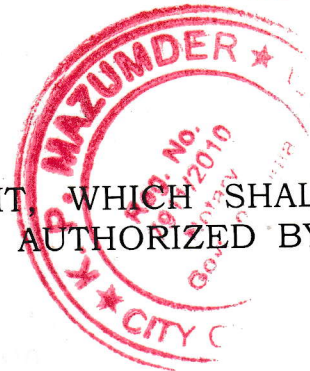


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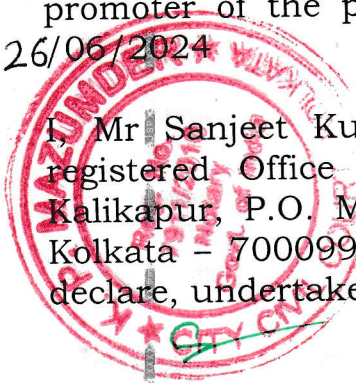
FORM 'B'
[See rule 3(4)]

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. Sanjeet Kumar Roy (PAN – AFPPR0028F) son of Mr Rabindra Prasad Roy, age about 47 Years, by faith Hindu, by Nationality Indian, By Occupation Business, residing at 7, Rupanjali Park, Kalikapur, Near Ananda Sangha Club, P.O.-Mukundapur, P.S.- Garfa, Kolkata – 700099, District – South 24-Parganas, Proprietor of the Promoter (**M/S GHARBARI**) of the proposed project “**RUDRAPRIYA ABASAN**” situated at Premises No.- 2113, Mukundapur, Ward No. 109 under KMC, District – South 24 Parganas, P.O. Mukundapur, P.S. formerly Purba Jadavpur presently Panchasayar, Kolkata 700099 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 26/06/2024



I, Mr Sanjeet Kumar Roy, Proprietor of **M/S GHARBARI** (having the registered Office at 821, Kalikapur Road mailing 7, Rupanjali Park, Kalikapur, P.O. Mukundapur, P.S. Garfa, District – South 24-Parganas, Kolkata – 700099, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

For **GHARBARI**
Sanjeet Kumar Roy
Proprietor

26 JUN 2024

Proprietor

(a) Smt. Anju Roy, (PAN: ALOPR1124P), wife of Sri Sanjeet Kumar Roy, by faith Hindu, by Nationality Indian, by occupation Business, residing at 'SHAGUN', 7, Rupanjali Park, Kalikapur, P.O.Mukundapur, P.S.- Garfa, District - South 24-Parganas, Kolkata - 700099, **(b) Smt. Sayantani Ghosh**, (PAN: BOBPG3399Q) wife of Sri Debasish Mondal and daughter of Sri Sudhir Kumar Ghosh, by faith Hindu, by Nationality Indian, by occupation Business, residing at BL-N/W, 3rd Floor, Flat No.C-1, 3, Ram Lal Bazar, P.O.- Haltu, P.S.- Garfa, Kolkata- 700078, District- South 24 Parganas and also at 941, Kalikapur Road, P.O.- Mukundapur, P.S.- Garfa, Kolkata-700099. has a legal title to the land on which the development of the project is proposed 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.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/promoter is 31/12/2026.
4. That seventy percent of the amounts realised by us/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, 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.

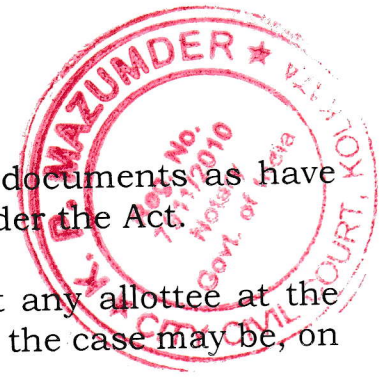
26 JUN 2024

For GHARBARI

Sanjeet Kumar Roy
Proprietor

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.



For GHARBARI
Sanjeet Kumar Roy
Proprietor

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 26th day of June, 2024

For GHARBARI
Sanjeet Kumar Roy
Proprietor

Deponent



Solemnly Affirmed & Declared
Before me on Identification

K. P. Mazumder
K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

IDENTIFIED BY ME
S. Das
ADVOCATE

26 JUN 2024