



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST. - NORTH 24 PARGANAS



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT


Affidavit cum Declaration of '**GSENERPRISE**' [PAN. AALFG6803E], Developer/Promoter of the proposed project named '**DEVANGAN RESIDENCY**' represented by its Partner **ASHUTOSH GHOSH** [PAN. AVJPG4393E]

I, **ASHUTOSH GHOSH** [PAN. AVJPG4393E], son of Late Kanai Lal Ghosh, residing at Jyangra, Ghosh Para, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District - North 24 Parganas, West Bengal, Partner of **GSENERPRISE**, Developer/Promoter of the proposed project named '**DEVANGAN RESIDENCY**' do hereby solemnly declare, undertake and state as under:

30 JUL 2025

22608
Sl. No. Sold to **ANAMIKA SWARNAKAR**
ADVOCATE
Address **JUDGES' COURT, BARASAT**
Registration No: F/1314/918/2011.

A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001
Rs. 10/- (Rupees Ten) only

Date: Sign: 

28 JUN 2025



1. That the owners of this land are (1) **Ranjit Ghosh**, (2) **Sudip Saha**, (3) **Ashutosh Ghosh & (4) Biplab Mondal**. We '**GSENERPRISE**' [PAN. **AALFG6803E**], as a **Developer/Promoter** with an authenticated copy of the agreement between one of the owners 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 period within which the project shall be completed by me /promoter is 24.01.2027.
 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
- That promoter shall get accounts audited within 6 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 Verification any grounds.

G.S. ENTERPRISE

Ashutosh Ghosh Promoter
Verification Partner

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 thisday of, 2025

Aloke Behari
ALOKE BEPARI
 ★ NOTARY ★
 GOVT. OF INDIA
 Regd. No. 53927/25
 Bidhannagar Court
 Dist.- North 24 Pgs

30 JUL 2025

Anamika Swarnakar
ANAMIKA SWARNAKAR
 ADVOCATE
 JUDGES' COURT, BARASAT