

SI No. 40



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

02AC 317987

FORM 'B'
[See rule 3(2)]



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 Sri Gautam Dhar Chaudhuri alias Sri Goutam Dhar Choudhury (PAN: ADFPD1340Q) son of Late Sisir Dharchoudhury, age about 62 years, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at E/46, Baghajatin, P.O.- Baghajatin, P.S.- Patuli, Kolkata – 700086, Proprietor of the promoter (**M/S. Goutam Dhar Chowdhury**) for the proposed project "**Debojit**" situated at Premises No. 164, Baghajatin Block – D, Ward No-102 under KMC, P.O.- Jadavpur University, P.S.- Jadavpur, Kolkata- 700032, Dist: South 24 Parganas, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 22/01/2025;

I, Goutam Dhar Choudhury, Proprietor of the (promoter) **M/S. Goutam Dhar Chowdhury** having registered office at 406, Baghajatin Place, E/46 Baghajatin, P.O.- Baghajatin, P.S.- Patuli, Kolkata – 700086, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

M/S. GOUTAM DHAR CHAUDHURI

Gautam Dhar Choudh.

Proprietor

22 JAN 2025

1.(a) Smt. Nupur Dasgupta (PAN- ALAPG9689A) wife of Sri Anindya Dasgupta, daughter of Ajit Sengupta, by Faith Hindu, by Nationality Indian, by Occupation- Housewife, residing at 140, Santoshpur Avenue, P.O.- Santoshpur, P.S.- Survey Park, Kolkata - 700075, **(b) Smt. Rupa Dhar Chowdhury** (PAN- AEFPC6731B) wife of Sri Goutam Dhar Chowdhury, daughter of Late Ajit Sengupta, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at E/46, Baghajatin, P.O.- Baghajatin, P.S.- Patuli, Kolkata - 700086, **(c) Smt. Juthika Sengupta**, (PAN- FLTPS4404M) wife of Late Basudev Sengupta alias Late Basudeb Sengupta, by Faith Hindu, by Nationality Indian, by Occupation- Retired Person, residing at D/59, Baghajatin Station Road, P.O.- Jadavpur University, P.S.- Jadavpur, Kolkata - 700032 and **(d) Sri Debasis Sengupta** (PAN- AQHPS3711K) son of Late Basudev Sengupta alias Late Basudeb Sengupta, by Faith Hindu, by Nationality Indian, by Occupation- Service, residing at D/59, Baghajatin Station Road, P.O.- Jadavpur University, P.S.- Jadavpur, Kolkata - 700032, has 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.

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 31/12/2030.

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.

M/S. GOUTAM DHAR CHAUDHURI

Goutam Dhar Chaudhury
Proprietor

22 JAN 2025

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.

M/S. GOUTAM DHAR CHAUDHURI

Goutam Dhar Chaudhuri

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 22th day of January, 2025



M/S. GOUTAM DHAR CHAUDHURI

Goutam Dhar Chaudhuri

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

22 JAN 2025

IDENTIFIED BY ME

S. Das

ADVOCATE