

SL. NO. 25217

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

Before the Notary Public
Govt. of India

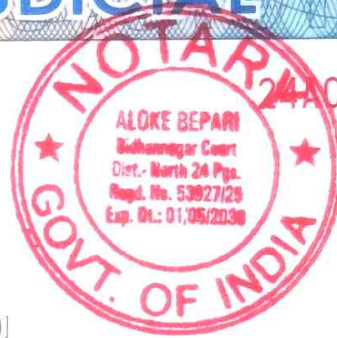
FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of 'G.S. ENTERPRISE' [PAN. AALFG6803E], Developer/Promoter of the proposed project named 'WATER VIEW RESIDENCY' represented by one of its partners, namely SUDIP SAHA [PAN. ATQPS0855C]

I, SUDIP SAHA [PAN. ATQPS0855C], son Santosh Saha, residing at Jyangra, Ghosh Para, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District - North 24 Parganas, West Bengal, one of the partners of G.S. ENTERPRISE, Developer/Promoter of the proposed project named 'WATER VIEW RESIDENCY' do hereby solemnly declare, undertake and state as under:



10 AUG 2026

ANAMIKA SWARNAKAR
ADVOCATE

Sl. No. 764 Sold to JUDGES' COURT, BARASAT
Address..... Registration No: F/1314/918/2011.

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

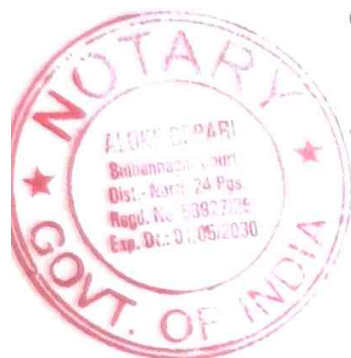
Issue Date: Sign 

06 APR 2026



Before the Court of Sessions
Kolkata

1. That the owners of this land are (1) **Ranjit Ghosh**, (2) **Sudip Saha & (3) Ashutosh Ghosh**. We '**G.S. ENTERPRISE**' [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 **07.02.2031**.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. 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/promotor 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
Scilse
 Deponent
 Partner

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 thisday of....., 2026

ATTESTED by me

Alake
ALOK BEPARI
 NOTARY
 Regd. No.-53927/25
 Mob.: 9836894284

Anamika Swarnakar
ANAMIKA SWARNAKAR
 ADVOCATE
 JUDGES' COURT, BARASAT
 Registration No: F/1314/18/2011.
10 AUG 2026