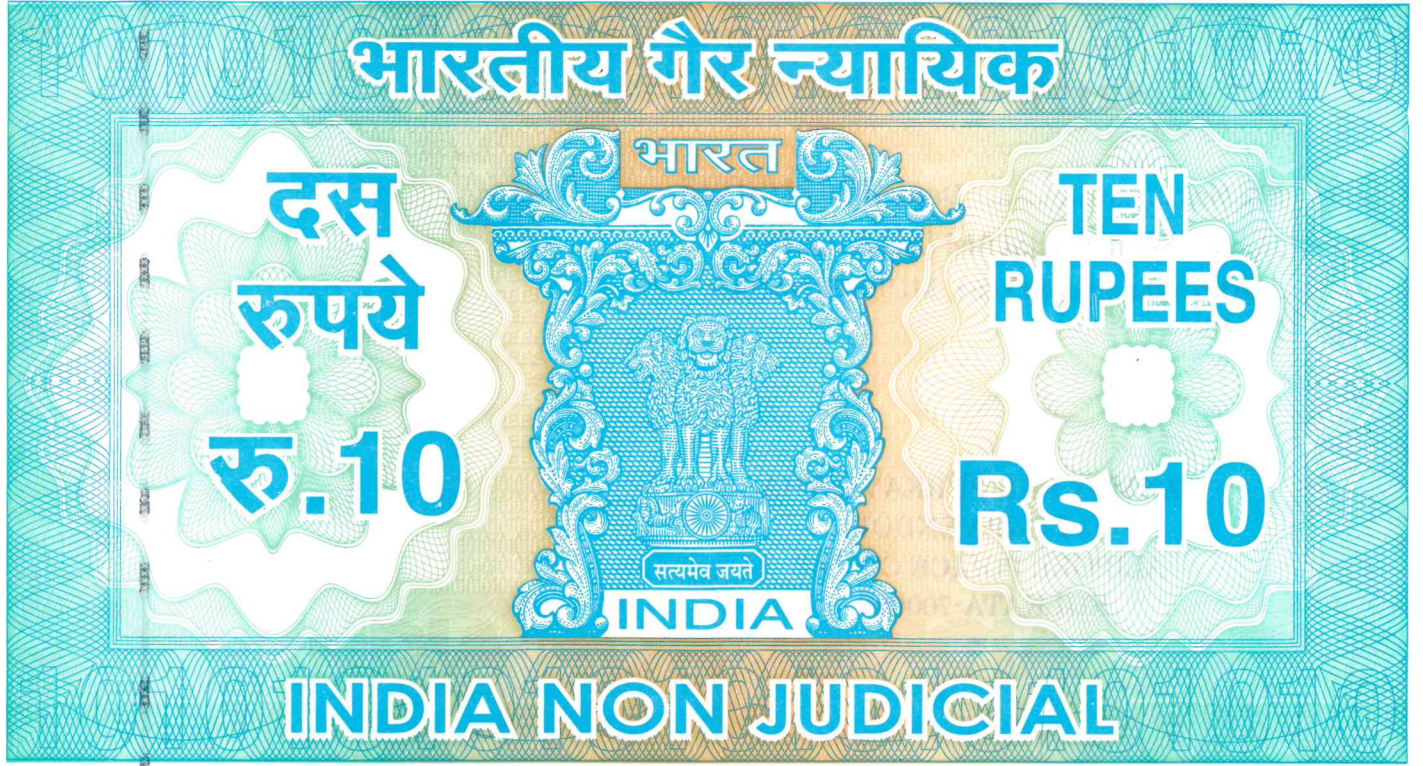


SL-7/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC,
GOVT. OF WEST BENGAL
KOLKATA-700144

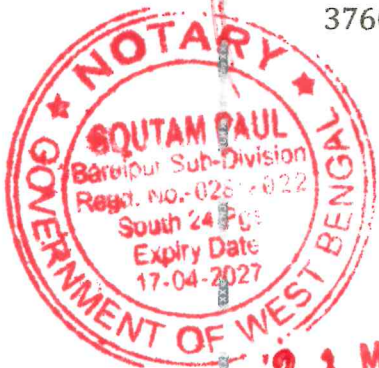
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AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Rupesh Ranjan Prasad duly authorized by the promoter of the proposed project 4Sight Marvella.

I, RUPESH RANJAN PRASAD, duly authorized Ganguly Home Search Private Limited promoter of the proposed project named "4Sight Marvella", at 3760 Fartabad Beltala Road, P.O. – Garia, P.S. – Narendrapur (Previously



GANGULY HOME SEARCH PRIVATE LIMITED

Rupesh Ranjan Prasad
DIRECTOR

21 MAY 2025

12177

SL. No..... Date. 30/04/2025

Name :- SAHIDUL ISLAM (ADVOCATE)

ADD:-Berhampore Court, MURSHIDABAD

Rs. 10/-

TANMOY KAR PURKAYASTHA

(STAMP VENDOR)

ALIPORE POLICE COURT

KOLKATA-700027



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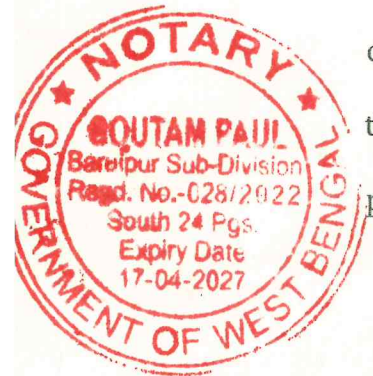




~ 2 ~

Sonarpur), Kolkata - 700084, District - South 24 Parganas under Sonarpur Municipality, do hereby solemnly declare, undertake and state as under:

1. That (i) Sri Pritish Ghatak (ii) Sri Asish Ghatak (iii) Smt. Dipa Ghatak (iv) Prodip Ghatak (v) Sukla Mullick (vi) Shuvra Mukherjee have a legal title to the land on which the development of the project is to be carried out
And
a legally valid authentication of the 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 promoter is 04.12.2025.
4. That seventy per cent of the amounts realized by the 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 only 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.



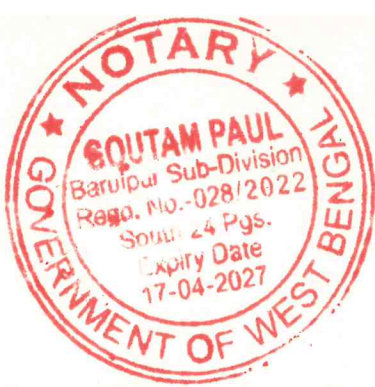
21 MAY 2025

Solemnly declared and affirmed
before me on Identification
under the Notary Act.

SOUTAM PAUL
NOTARY
Regd. No.- 028/2022
Govt. of West Bengal

GANGULY HOME SEARCH PRIVATE LIMITED

Rupesh Rajan Basak
DIRECTOR



~ 3 ~

7. That 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

GANGULY HOME SEARCH PRIVATE LIMITED

Rupesh Ranjan Basad
DIRECTOR

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 Barulpur on this 21st day of May, 2025.

GANGULY HOME SEARCH PRIVATE LIMITED

Rupesh Ranjan Basad
DIRECTOR

Deponent



Solemnly declared and affirmed
before me on identification
under the Notary Act.

GOUTAM PAUL
NOTARY

Regd. No.-028/2022
Govt. of West Bengal

Identified by
Asma Chakraborty
Advocate

21 MAY 2025