

Sl. No. 1178

21 APR 2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

29AA 190752

BEFORE THE NOTAR.
OF BANKURA SADAR.
BANKURA DIVISION

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 Subhabrata Ganguly and Sima Ganguly duly authorized by
the promoter of the proposed project "FORTTUNE HEAVEN ", vide their authorization
dated 26th November 2024 and 17th Day of December 2024 respectively.

We, 1) Sri Subhabrata Ganguly S/o Vijayes Gangopadhyay and 2) Sima Ganguly W/o
Vijayes Gangopadhyay duly authorized by the promoter of the proposed project
"FORTTUNE HEAVEN", do hereby solemnly declare, undertake and state as under:

1. That Ganguly Development and Fortune Pvt. Ltd. has a legal right to the Band on
which the development of the proposed project is proposed.

AND

A legally valid authentication of right of such land owner is BHOLA MOHINI MINERALS
PRIVATE LIMITED, PAN AADCB5631N having it's Registered Office at Kada Road, Near
Hanuman Chowk Durgapur, Burdwan Durgapur, Paschim Bardhaman, Pin
713203(W.B) represented by its Director Mr. DEBASISH CHATTERJEE (Din No.
02121143) S/o Late Nepal Chandra Chatterjee, resident of Gopal Math, Sujara Plot,
P.O.- Oyaria, P.S. Durgapur, Dist Paschim Bardhaman Pin 713217 along with an
authenticated copies of development agreement being no. 010204210 of 2024 and
Power of Attorney being No. 010204598/2024 under A.D.S.R Bankura, executed
between such owner and promoter for development of the real estate project is enclosed
herewith.

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Signature

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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 06.03.2028.
4. The seventy per cent of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 We/ 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 compliance with the proportion to the percentage of completion of the project.

8. That we/ promoter shall take all the pending approvals on time, from the competent authority

9. That we/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under Act.

10. That we/ 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.

Deponents

GAANGULY DEVELOPMENT &
FORTUNE PVT. LTD.

DIRECTOR: DIN-10770329

Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from.

Verified by me at Bankura on this 21st day of April 2025.

Deponent:-

CAANGULY DEVELOPMENT &
FORTUNE PVT. LTD.

DIRECTOR: DIN-10770328

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S. Mallick
Sukumar Mallick Adv

Advocate
District Judge's Court, Bankura
E. No.- 340 / 2001 of W.B.

MANI SHANKAR BANERJEE
NOTARY
Govt. of West Bengal
Regd. No.- 025 / 2022
Exp. Date-01.05.2027