

भारतीय गैर न्यायिक

दस
रुपये

रु.10

भारत

TEN
RUPEES

Rs.10

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

FORM-B *

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Chetna Gandhi duly authorized by the promoter of the proposed Project Garima Apartment vide its authorization dated 02/04/2024

I Chetna Gandhi D/o Late Dhiraj Lal Shah Aged 60 years R/o 75/1A, Ashutosh Mukherjee Road, West Bengal, Kolkata 700 025 P.S. Bhowanipore District South 24 Parganas duly authorized by the promoter of the proposed project Garima Apartment do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the period within which the project shall be completed by the promoter is 31/03/2028
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.

That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

5. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

03 APR 2025

Chetna Gandhi
Partner



RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.S. Court
2 & 3 Bankshall Street
Kolkata-700 001

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.

GARIMA INFRAPROPERTIES LLP
Chetia Sandhu
Partner
Deponent

Verification

I hereby affirm that the contents of this Affidavit cum Declaration are true and correct to the best of my knowledge and belief, and no material information has been concealed.

Verified at Kolkata on this Thursday, April 3, 2025

GARIMA INFRAPROPERTIES LLP
Chetia Sandhu
Partner
Deponent

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.M.S' Court
2 & 3 Bankshall Street
Kolkata-700 001

Solemnly Affirm & Declare Before
Me an Identification of Ld. Deponent

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
REGN. NO. 13780/18
JM, Court, Kolkata, W.B.

03 APR 2025