

95AB 279268



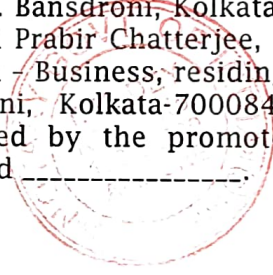
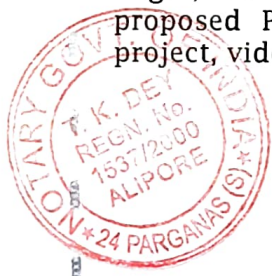
WEST BENGAL PUBLIC GOVERNMENT OF INDIA ALIPORE POLICE COURT
BEFORE THE NOTARY PUBLIC ALIPORE, KOLKATA-700027



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 SANKAR MAHESHWARI FRAME WORK, a Partnership Firm having its office at 18, Ram Krishna Nagar, P.O. Garia, P.S. Bansdrani, Kolkata-700084, being represented by its partners namely 1) SMT. APARNA CHATTERJEE, wife of Sri Joydip Chatterjee, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 80, Ram Krishna Nagar, P.O. Garia, P.S. Bansdrani, Kolkata-700084 and 2) SMT VINOLIA CHATTERJEE, wife of Sri Prabir Chatterjee, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 18, Ram Krishna Nagar, P.O. Garia, P.S. Bansdrani, Kolkata-700084, Promoter of the proposed Project/ duly authorized by the promoter of the proposed project, vide its authorization dated _____.



16 APR 2024

SANKAR MAHESHWARI FRAME WORK, a Partnership Firm having its office at 18, Ram Krishna Nagar, P.O. Garia, P.S. Bansdrani, Kolkata-700084, being represented by its partners namely 1) **SMT. APARNA CHATTERJEE**, wife of Sri Joydip Chatterjee, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 80, Ram Krishna Nagar, P.O. Garia, P.S. Bansdrani, Kolkata-700084 and 2) **SMT VINOLIA CHATTERJEE**, wife of Sri Prabir Chatterjee, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 18, Ram Krishna Nagar, P.O. Garia, P.S. Bansdrani, Kolkata-700084, Promoter of the proposed Project/ duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, the Land owners namely 1) **SRI. SAMPADA CHAKRABORTY**, son of Late Kalipada Chakraborty, by faith Hindu, by Nationality Indian, by occupation Retired, residing at 17, Usha Pally, 342, Boral Main Road, P.O. Garia, P.S. Bansdrani, Kolkata-700084, 2) **SMT SAMPADA CHAKRABORTY**, wife of Late Tripada Chakraborty, by faith Hindu, Nationality Indian, by occupation Housewife, residing at 19, Usha Pally, 339, Boral Main Road, P.O. Garia, P.S. Bansdrani, Kolkata-700084, 3) **SMT. PAYEL CHATTERJEE**, wife of Sri Arijeet Chatterjee & daughter of Late Tripada Chakraborty, by faith Hindu, By nationality Indian, by occupation service, presently residing at 6, Cecil Court, Mill Road, Leamington Spa, United Kingdom, Post Code- CV311BH and permanently residing at 19, Usha Pally, 339, Boral Main Road, P.O. Garia, P.S. Bansdrani, Kolkata-700084 and 4) **SMT KOYELCHAKRABORTY**, daughter of Late Tripada Chakraborty, by faith Hindu, by nationality Indian, by occupation - C.A. Service, residing at 19, Usha Pally, 339, Boral Main Road, P.O. Garia, P.S. Bansdrani, Kolkata-700084, have a legal title to the land i.e. "ADIDEVA APARTMENT" situated at Premises No. 339, Boral Main Road, P.O. Garia, P.S. previously Regent Park now Bansdrani, Kolkata-700084, Ward No.111, Borough XI, Assessee No. 31-111-05-0339-1, District South 24 Parganas, on which the Development of the 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/ promoter for development of the real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.

OR

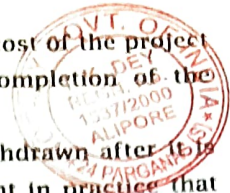
That, details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That, the time period within which the project shall be completed by me / Promoter is 04.10.2025.

4. That, seventy per cent of the amounts realized by me / 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.

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5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in the 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 utilitised for the project and the withdrawal has been in 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 authorities.
9. That, we / Promoter have/has furnished such other documents as have been prescribed by the rule and regulations made under the Act.
10. That, we / Promoter shall not discriminate against any allottee at the time of allotment of any apartment, flat or building, as the case may be, on any grounds.



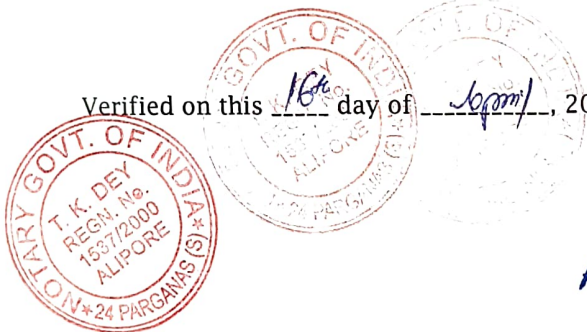
SANKAR MAHESHWARI FRAMEWORK
Aparna Chatterjee Partner
Vinolia Chatterjee Partner

DEPONENT

Verification

I, the Deponent above, DO HEREBY VERIFY THE CONTENTS OF MY ABOVE Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 16th day of April, 2024.



SANKAR MAHESHWARI FRAMEWORK
Aparna Chatterjee Partner
Vinolia Chatterjee Partner

Solemnly Affirmed & Declared before me on identification

16 APR 2024 ✓ **DEPONENT**

T. K. Dey, Notary
 Allpore Judges Police Court, Cal-27
 Reg. No. 1537/2000, Govt. of India

16 APR 2024

Identified by me

[Signature]

Advocate