

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

84AB 347625

THE NOTARY  
GOVERNMENT OF INDIA  
Serampore Court

BEFORE THE NOTARY AT SERAMPORE  
TO WHOM SO EVER IT MAY CONCERN

I, Dibyendu Koley, son of Late Samar Nath Koley, aged about 40 years,  
residing at 82, A.P. Addya lane, P.O. Sheroaphuli, P.s. Serampore, dist.  
Hooghly, Pin-712223, promoter of the proposed project of hereby solemnly  
declare, undertake and state as under:

MAM DURGA CONSTRUCTION  
Dibyendu Koley  
Proprietor

13 MAY 2024

Ashok Kumar Saha  
Advocate  
Serampore Court  
WB/619/1978

1. That the Agreement For Sale/ builder & buyer agreement of my project namely, "SISIR KUNJA" at 17/1 G.T. Road, P.O. Sheroaphuli, P.S. Serampore, dist. Hooghly, Pin-712223 under Baidyabati Municipality, ward No. 10, is in accordance with annexure- A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.
2. That none of the terms and conditions of the Agreement for Sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & West Bengal Real Estate (Regulation & Development) Rules, 2021.
3. That If any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 & The West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & rules shall prevail in those cases.
4. That if any contradiction arises in the future the Deponent will be responsible for it.



**ATTESTED**

**A. KR. SAHA**  
Notary Govt. of India  
Serampore Court  
Reg No. 58365

**13 MAY 2024**

MAA DURGA CONSTRUCTION

*Dibyendu Koley*  
Proprietor

Deponent

Dibyendu Koley

*Ashok Kumar Saha*

**Ashok Kumar Saha**  
Advocate  
Serampore Court  
WB/619/1978



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TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL THE NOTARY 40AB 643075  
GOVERNMENT OF INDIA  
Serampore Court

BEFORE THE NOTARY PUBLIC AT SERAMPORE

I, Dibyendu Koley, Son of Late Samar Nath Koley, aged about 40 years, residing at 82, A.P. Addya lane, P.O. Sheroaphuli, P.S. Serampore, dist. Hooghly, Pin-712223, promoter of the proposed project of hereby solemnly declare, undertake and state as under:



03 JUN 2024



1. That it is hereby declared that the proposed project namely, "SISIR KUNJA" at 17/1 G.T. Road, P.O. Sheroaphuli, P.S. Serampore, dist. Hooghly, Pin-712223 under Baidyabati Municipality, ward No. 10, is in accordance with the section 17 of the Real Estate (Regulation & Development) Act, 2016 read with clause (n) of section 2 relating to "Common Area".
2. That none of the terms and conditions and provisions of the Real Estate (Regulation & Development) Act, 2016 relating to "Common Area" has been violated.
3. That If any provision regarding "Common Area" is in contravention with the Real Estate (Regulation & Development) Act, 2016, the provisions of the said Act & rules shall prevail in those cases.
4. That if any contradiction arises in the future the Deponent will be responsible for it.



ATTESTED

*PK*  
A. KR. SAHA  
Notary Govt. of India  
Serampore Court  
Reg. No. 589/95

*Dibyendu Koley*  
Deponent

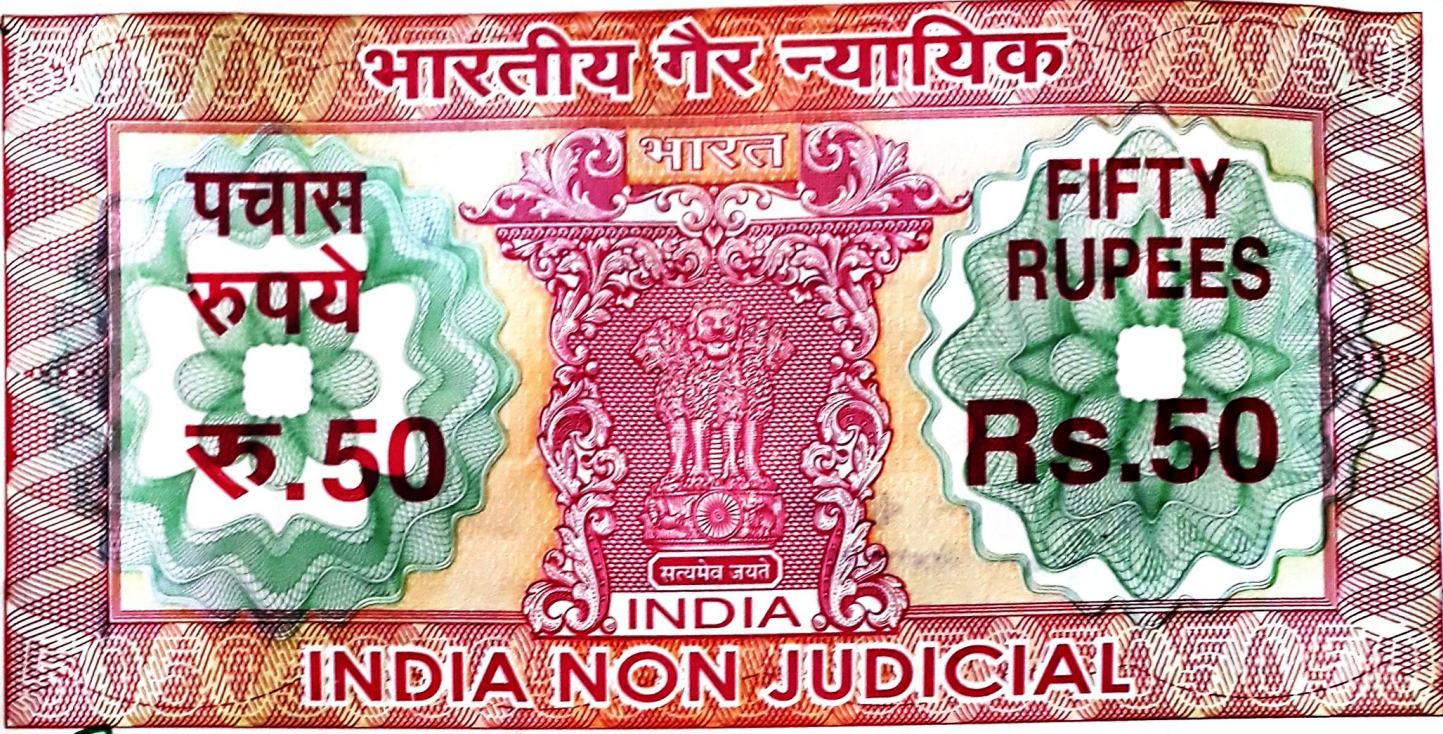
Dibyendu Koley

*A. Saha*

Ashok Kumar Saha  
Advocate  
Serampore Court  
WB/619/1978

03 JUN 2021





पश्चिम बंगाल WEST BENGAL

THE NOTARY  
GOVERNMENT OF INDIA  
Serampore Court  
AG 096682

05 JUN 2024

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 of Mr. Dibyendu Koley, the Promoter ( Maa Durga Construction) of the proposed project (Sisir Kunja).

Dibyendu Koley, the Promoter of the proposed project do hereby solemnly declare, undertake and state us under:

1. The Promoter has a legal title to the land on which the development of the project is proposed.
2. The said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter within the date of 31.05.2026.
4. That seventy percent of the amount 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 scheduled bank to cover the

MAA DURGA CONSTRUCTION

Dibyendu Koley  
Promoter

05 JUN 2024





934

24 MAY 2024

दि. तारीख... Dibyendu Koley (Adv.)

पता... High Court.. Cal.

पुस्तक संख्या... 50  
नाम... Santana Banerji

श्रीमती साधुना व्यानाजी  
सहायिका श्रीवाहनगर

RECEIVED  
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LAW COLLEGE

24 MAY 2024

- 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 the Promoter shall get the accounts audited within 06 (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 Certified and signed by such chartered accountant and it shall be verified during the audit of the accounts collected have been utilized for the particular 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 prescribed 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.

Solemnly Affirm and Declares  
before me

A.K.R. SAHA, NOTARY  
Govt. of India, Serampore  
Reg. No. 589/95

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from  
Verified by me at Serampore on this 04 th day of June, 2024.

MAA DURGA CONSTRUCTION  
Dibyendu Koley  
DIBYENDU KOLEY  
PROPRIETOR

Proprietor

Ashok Kumar Saha  
Ashok Kumar Saha  
Advocate  
Serampore Court  
WB/619/1978

ATTESTED

A. KR. SAHA  
Notary, Govt. of India  
Serampore Court  
Reg. No. 589/95

05 JUN 2024