



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

87AB 447767



**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of **M/S UJAN REALTY PRIVATE LIMITED**, a company incorporated under companies act 2013, having its registered office at 22J, Kakurgachi, 2<sup>nd</sup> lane, P.S- Phool Bagan, P.O.- Kakurgachi, Kolkata - 700054 promoter/ developer, represented through **SRI JAYANTA BOSE**, son of late Asit Ranjan Bose, one of the director/authorized signatory of the proposed project named **"THE WALZEN"** situated premises no. 194C, Satin Sen Sarani (formerly Maniktala Main Road) P.S- Maniktala Now

**SUJATA GHOSH DAS**  
Notary Govt. of W.B.  
Regd. No. 014/22  
City Sessions Court, Kolkata

**02 MAY 2024**

190179

Sold To..... Siddhartha Sengupta  
Advocate

Addr.....  
**G.C. SAHA**  
**(Govt.) LICENSED STAMP VENDOR**  
11A, Mirza Galib Street, Kol-87

M.M. Court  
15N, Nelli Sengupta Sarani  
5th Floor  
Kolkata-700087

Issue Date..... Sign.....

21 SEP 2023



ATTESTATION

I, the undersigned, being a duly qualified and licensed Notary Public for the State of West Bengal, do hereby certify that the above is a true and correct copy of the original document as presented to me for attestation.

21 SEP 2023

SULTANA GHOSH DAS  
Notary for West Bengal  
Kolkata



Phoolbagan, P.O.-Kakurgachi, Municipal ward no. 31, Pin- 700054, Kolkata,  
West Bengal, India ,,

**I, SRI JAYANTA BOSE** son of late Asit Ranjan Bose, by faith Hindu, by Nationality -Indian, by occupation - Business, working for gain 22J, Kakurgachi, 2<sup>nd</sup> lane, P.S- Phool Bagan, P.O.- Kakurgachi, Kolkata -700054, director /authorized signatory of **M/S UJAN REALTY PRIVATE LIMITED**, promoter

Affidavit cum Declaration of **SRI JAYANTA BOSE**, director /authorized signatory promoter of **M/S UJAN REALTY PRIVATE LIMITED** of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed and a legally valid authentication of 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 me/promoter is 31.7.2024.
4. That seventy per cent of the amounts realised 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 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

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- in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. that I 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
  9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
  10. That I / 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.

Ujan Realty Pvt. Ltd.

*Jayantz Bose*  
Director

DEPONENT

### 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 02 on this Jan- day of 2024

Ujan Realty Pvt. Ltd.

*Jayantz Bose*  
Director

DEPONENT

*S. Sengupta*  
Siddhartha Sengupta  
Advocate

M.M. Court  
15N, Nelli Sengupta Sarani  
5th Floor  
Kolkata-700087

2/5/2024

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

*S. Ghosh Das*

NOTARY

SUJATA GHOSH DAS  
Notary, Govt. Of W.B.  
Regd. No. 014/22  
City Sessions Court, Kolkata

02 MAY 2024