

Sl. No. 107 dt. 19 JAN 2024

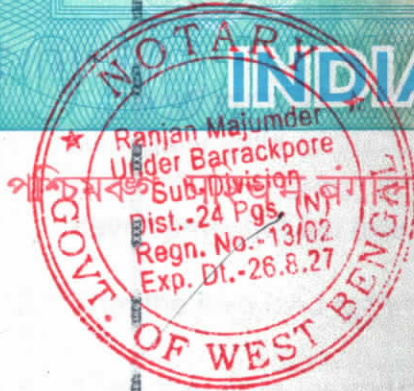
भारतीय गैर न्यायिक

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TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



WEST BENGAL

93AB 109827

BEFORE THE NOTARY AT BARRACKPORE
NORTH 24 PARGANAS

FORM 'B'

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Ratan Biswas Partner of **M/s. SRISTI CONSTRUCTION** (herein after referred to as 'the Partnership Firm'), Promoter, of the on-going project named **HAPPY VILLE** situated at Premises No. 165/1, Baruipara Lane, P.O-Alambazar, P.S-Baranagar, Kolkata-700035, West Bengal, India under Ward No. -09, Mouza-Bonhooghly, J.L. No. 6., Touzi No-3027, R.S Plot .No. -1096,1096/1255,1097,1438 L.R.Plot No-4361,4362,4363,4983, L.R.Khatian No-4568, R.S.Khatian No-1397,1398,1401,1402,1405,1406,1409,1410,1414,1416,1419,1420,1424,1431,1439,1428,1432,1436,1444,1440,1413,1423,1427,1443,1453,, Holding No-1249/1, P.S-Baranagar, Dist:-North 24 Parganas, Under Baranagar Minicipality, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 10/01/2024.

19 JAN 2024

3064 107-1911/2024

নং 3064 মূল্য 107-1911/2024 তারিখ 19/11/2024
নামঃ M/S Sri Sri construction.

স্বাক্ষরঃ Belgaon
থানাঃ Belgaon

ভেণ্ডার সোমা ভৌমিক স্বাক্ষরঃ
এ. ডি. এস. আর ব্যারাকপুর

বি. সীল

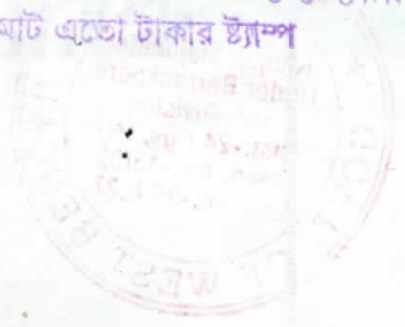
ভেণ্ডার সোমা ভৌমিক

টি ভি নং

স্ট্যাম্প ক্রমঃ

09 JAN 2024

মোট এতো টাকার স্ট্যাম্প



THE NOTARY AT BARACKPORE
NORTH 24 PARAGANAS

FORM 'B'
(See rule 3(A))

THE DONATION DECLARATION

Attest our Declaration of the Partner Bhowas Partner of M/S SRISTI CONSTRUCTION (Partnership Firm), Promoter of the project named SRISTI VILE situated at Premises No. 162/1, Barabani Lane, P.S. Barabani, Kolkata-700035, West Bengal, India under A.P. No. 04/Mousa-Bonhooghly, J.L. No. 6, Town No. 3027, P.S. Barabani, P.O. Barabani, P.O. No. 1066/1065/1064/1063/1062/1061, L.R. Plot No. 4361/4362/4363/4364, L.R. Khata No. 4568, R.S. Khata No. 1397/1398/1401/1402/1403/1404/1405/1406/1407/1408/1409/1410/1411/1412/1413/1414/1415/1416/1417/1418/1419/1420/1421/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500, Holding No. 12/1/1/2, Barabani, P.O. Barabani, P.O. No. 1066/1065/1064/1063/1062/1061, L.R. Plot No. 4361/4362/4363/4364, L.R. Khata No. 4568, R.S. Khata No. 1397/1398/1401/1402/1403/1404/1405/1406/1407/1408/1409/1410/1411/1412/1413/1414/1415/1416/1417/1418/1419/1420/1421/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500, Municipality duly authorized by the promoter of the proposed project vide

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I, Mr. Ratan Biswas, Partner of **M/s. SRISTI CONSTRUCTION**, 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 Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of three Deed of conveyances vide Deed No-I-11387/22, I-6046/2022, I-6045/2022 .

AND

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owners and the Partnership Firm for development of the real estate project are 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 the Partnership Firm within the date of 30/06/2026 which is 36 (Twenty Four) months from the date of signing the 1st. Sale Agreement.
4. That seventy per cent of the amounts realised by the Partnership Firm for the real estate project from the allottees (per proforma agreement for sale), 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 the Partnership Firm 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.

Sristi Construction

Ratan Biswas

Partner

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8. That the Partnership Firm shall take all the pending approvals on time, from the competent authorities.
9. That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Partnership Firm shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

I, Ratan Biswas , son of Monmohan Biswas ,by Nationality –Indian,by Occupation – Business,residing at DL-229/A6,Saltlake ,Sector -2, Bidhannagar, in the District of North 24-Parganas,W.B, solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

For, SRISTI CONSTRUCTION
Sristi Construction

Ratan Biswas
PARTNER *Partner*

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 15TH day of January, 2024

For, SRISTI CONSTRUCTION
Sristi Construction

Ratan Biswas
Ratan Biswas *Partner*
PARTNER

Solemnly affirmed before me on this 15TH day of January, 2024 at Kolkata.



Solemnly Affirmed
&
Declared Before Me
On Identification

Ranjan Majumder
RANJAN MAJUMDER
NOTARY
Regd. No.-1302

19 JAN 2024