

Sl. No. ⁶⁷.....dt.....15 JUN 2023

भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत



INDIA

Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

67



WEST BENGAL

29AA 976174

BEFORE THE NOTARY AT BARRACKPORE
NORTH 24 PARGANAS

FORM 'B'

[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mrs. Uma Dutta Partner of M/s. Shiva Properties (*herein after referred to as 'the Partnership Firm'*), Promoter, of the on-going project named **SENGUPTA ENCLAVE** situated at Premises No. 16, Holding No -1032 ,Panchanantala Road ,Kolkata-700056,Mouza-Belghoria, J.L NO-3,R.S No-17,TouziNo-172, R.S.Dag No-650&650/1816,R.S. Khatian No-67 & 69, Ward No.-22, P.S-Belghoria,P.O-Belghoria, Dist:-North 24 Parganas,Under Kamarhati Municipality ,West Bengal, India , duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 13/06/2023 ;

15 JUN 2023

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I, Mrs. Uma Dutta Partner of ~~M/s.~~ Shiva Properties, 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 a Joint Development Agreement with (1) Smt Lina Sengupta (2) Sri Subir Sengupta (3) Sri Sujit Kumar Sengupta (4) Smt Ranjana Sengupta and M/s. Shiva Properties a Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932).

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 30/12/2025 which is 40 (Fourty) 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

SHIVA PROPERTIES
Uma Dutta
Partner

15 JUN 2023



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, Smt Uma Dutta, daughter of Manimohan Dutta, by Nationality –Indian, by Occupation –Business, presently residing at 14, B.T. Road, Club Town Heights, BLI 11 FR FL-11D, Belghoria, Kolkata-700056 in the District of North 24-Parganas 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 SHIVA PROPERTIES.

Uma Dutta
Uma Dutta 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 14th day of June, 2023, Kolkata

SHIVA PROPERTIES
Uma Dutta
Uma Dutta Partner
Partner.

Solemnly Affirmed
&
Declared Before Me
On Identification

o
RANJAN MAJUMDER
NOTARY

15 JUN 2023

Solemnly affirmed before me on this 14th day of June, 2023, Kolkata