

Sl. No. 78/ Date 27 SEP 2023



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

91AB 013256



BEFORE THE NOTARY  
ALIPORE JUDGES' COURT  
KOLKATA - 700 027



**BEFORE THE NOTARY AT ALIPORE**

**FORM "B"**

[See rule 3(4)]

**AFFIDAVIT CUM DECLARATION,**

Affidavit-cum-Declaration of **M/S Pratima Builder**, a sole proprietorship firm, represented by its sole proprietor Shri Pankaj Kumar Chowdhury son of Shri Sravan Kumar Chowdhury, having its registered office at 946, Nayabad, P.O- Mukundapur, P.S- Presently Panchasayar previously Purba Jadavpur and residing at 219/D, Picnic Garden Road, Post Office - Tiljala, Police Station - Kasba, Kolkata-700039, a constituted attorney

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24245

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No.....Rs **10/-** - Date.....

Name:- **S. R. Das**  
**Advocate**

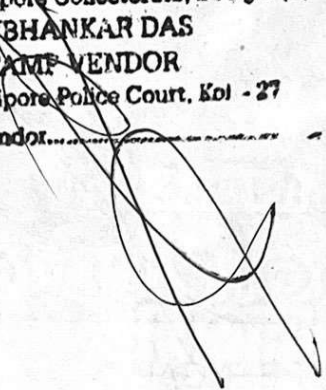
Address:- **Alipore Police Court, Kol-27**  
**Alipore Collectorate, 24 Pgs. (S)**

**SIBHANKAR DAS**

**STAMP VENDOR**

**Alipore Police Court, Kol - 27**

Vendor.....



BEFORE THE NOTARY  
ALIPORE JUDGE COURT  
KOLKATA-100027



21 SEP 2023



of Shri Rajesh Kumar Sahani son of Sri Saudagar Sahani, Promoter of the proposed project by virtue of development and the same was registered in the office of D.S.R - II, Alipore and the same recorded in Book No. I, Volume No. 1602-2021, Pages 64843 to 64875, Being No.01015 for the year 2021,

It the Promoter of the proposed project by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, It the Promoter has a legal title to the land on which the development of the project is proposed

OR

It the Promoter has a legal title to the land on which the development of the proposed project is to be carried out

AND

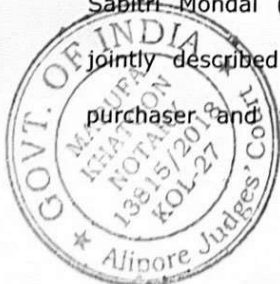
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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

OR

That , details of rights, title, interest or name of any party or over such land, along with details as follows:-

WHEREAS by the Bengali Kobala dated 10.5.1991 made between (1)Sri Hiren Pramanik (2) Sri Ganesh Chandra Pramanik (3) Smt Bhaduri Pramanik (4) Smt Sabitri Mondal (5) Smt Promila Pramanik (6) Sri Narendra Nath Pramanik therein jointly described as the Vendors and Smt Kanika Dutta therein described as the purchaser and for the Consideration mentioned therein , the said vendors sold



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transferred and Conveyed unto the said purchaser the land measuring 3 Cottahs  
3 Chattaka 30 Sq ft including road (Net area 2 Cottahs 11 Chattaka 9 Sq ft more or  
less and Road area 8 Chittaks 21 sqft ) comprised in R.S Dag No - 147, under R.S  
Khatian No - 72, of Mouza - Nayabad, J.L. No -25 , Touzi No-56, P.S. Panchasayer  
and the said Kobala was registered and recorded in Book No - 1, Volume No -106,  
pages- 33 to 40, Being No -6972, for the year 1991 of D.S.R.Alipore.

AND WHEREAS after such purchase the said Smt Kanika Dutta duly mutated her  
name in the records of Kolkata Municipal Corporation in respect of the said  
property and it was assessed as premises No - 3511, Nayabad , Kolkata-700099 .

AND WHEREAS by an indenture of conveyance dated 11.12.2020 made between Smt  
Kanika Dutta therein described as the Vendor and Sri Rajesh Kumar Sahani therein  
described as the purchaser and for the Consideration mentioned therein , the said  
vendor sold transferred and Conveyed unto the said purchaser the land measuring  
2 Cottahs 11 Chattaka 9 Sq ft more or less being premises No- 3511, Nayabad and  
comprised in R.S Dag No- 147, under R.S Khatian No - 72, of Mouza - Nayabad,  
J.L. No -25 , Touzi No-56, P.S. Panchasayer and the said Kobala was registered and  
recorded in Book No - 1, Volume No -1602-2020, pages- 267200 to 267222 , Being  
No -160206998, for the year 2020 of D.S.R-II, Alipore.

AND WHEREAS by the Bengali Kobala dated 14.10.1991 made between (1)Sri Hiren  
Pramanik (2) Smt Bhaduri Pramanik (3) Smt Sabitri Mondal (4) Smt Promila  
Pramanik(5)Sri Narendra Nath Pramanik (6) Sri Jamnoyjoy Pramanik (7) Sri Dilip  
Pramanik (8) Sri Swapan Pramanik (9) Sri Bapi Pramanik (10) Sri Tarak Pramanik (11)  
Sri Anath Pramanik (12) Sri Debo Pramanik (13) Satisha Pramanik (14) Pratima  
Pramanik therein jointly described as the Vendors and Sri Jaydeb Samanta therein  
described as the purchaser and for the Consideration mentioned therein, the said  
vendors sold transferred and Conveyed unto the said purchaser the land measuring



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3 Cottahs 4 Chattaka 38 Sq ft including Road (Net area 2 Cottahs 11 Chattaka 33 Sq ft more or less and Road area 9 Chattaka 5 Sq ft ) comprised in R.S Dag No - 147, under R.S Khatian No - 72, of Mouza - Nayabad, J.L. No -25 , Touzi No-56, P.S. Purba Jadavpur now Panchasayer and the said Kobala was registered and recorded in Book No -1, Volume No -261, pages- 303 to 309 ,Being No -15855, for the year 1991 of D.S.R. Alipore.

AND WHEREAS after such purchase the said Sri Jaydeb Samanta duly mutated his name in the records of Kolkata Municipal Corporation in respect of the said property and it was assessed as premises No - 3510, Nayabad , Kolkata-7000 99.

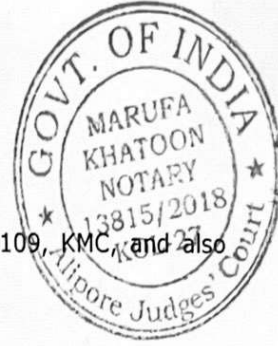
AND WHEREAS by an indenture of conveyance dated 11.12.2020 made between Sri Jaydeb Samanta therein described as the Vendor and Sri Rajesh Kumar Sahani therein described as the purchaser and for the Consideration mentioned therein , the said vendor sold transferred and Conveyed unto the said purchaser the land measuring 2 Cottahs 11 Chattaka 33 Sq ft more or less being premises No- 3510, Nayabad and comprised in R.S Dag No- 147, under R.S Khatian No - 72, of Mouza - Nayabad, J.L. No -25 , Touzi No-56, P.S. Panchasayer and the said Kobala was registered and recorded in Book No - 1, Volume No -1602-2020, pages- 267177 to 267199 , Being No -160206997, for the year 2020 of D.S.R-II, Alipore.

AND WHEREAS by virtue of the two Bengali Kobala the said Sri Rajesh Kumar Sahani is the owner of land measuring 5 Cottahs 6 Chittaks 42 sqft more or less comprised in R.S Dag No- 147, under R.S Khatian No - 72, of Mouza - Nayabad, J.L. No -25 , Touzi No-56, P.S. Panchasayer.

AND WHEREAS the said two plots were amalgamated and mutated by the Kolkata Municipal Corporation in the names of Sri Rajesh Kumar Sahani and it was assessed



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premises No. 3511, Nayabad, Kolkata- 700099, Ward No-109, KMC, and also recorded in LR-ROR in L.R. Khatian no. 2485, L.R. Dag no. 147.

AND WHEREAS Sri Rajesh Kumar Sahani the owner/Vendor herein became the absolute owner of the land measuring 5 Cottahs 6 Chittaks 42 sqft more or less being premises No. 3511, Nayabad, Kolkata- 700099 and comprised in R.S Dag No- 147, under R.S Khatian No - 72, of Mouza - Nayabad, J.L. No -25 , Touzi No-56, P.S. Panchasayer more fully described in the SCHEDULE- 'FIRST' hereunder written.

AND WHEREAS owner herein having desirous to develop his property by raising a building and for that reason he entered into a development agreement with M/S PRATIMA BUILDER a Proprietorship firm represented by SHRI PANKAJ KUMAR CHOWDHURY the Developer herein for the construction of a Building at the said at Premises No. 3511, Nayabad, Kolkata- 700099. The development agreement registered in the office of D.S.R - II, Alipore and the same recorded in Book No. I, volume no. 1602-2021, pages 64843 to 64875, being no. 01015 for the year 2021.

AND WHEREAS owner herein also executed and registered a General Power of Attorney in developer's favour for the sale of the flats and parking out of developer's allocation of the new building. The said development Power of Attorney was registered in the office of D.S.R - II, Alipore and the same recorded in Book No. I, Volume No. 1602-2021, Pages 65524 to 65542, Being No. 01035 for the year 2021.

AND WHEREAS the Developer herein duly obtained sanction building plan from the Kolkata Municipal Corporation for construction of a building vide plan no. 2021120297 dated 16/12/2021 and the developer has been constructing the building of G plus IV



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3. That the time period within which the project shall be completed by the Promoter as December, 2023.
4. That, seventy per cent of the amounts realized by me, the 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 in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, It the 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, It the Promoter shall take all the pending approvals on time from the competent authorities.

That, It the Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



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10. That, It the 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.

**M/S PRATIMA BUILDER**  
*Pankaj Kumar Chowdhury*  
Proprietor

**Deponent**

Identified by me

*Debasish Chowdhury*  
Debasish Chowdhury  
Advocate  
Alipore Judges Court, Kol-27  
WB/929/1983

**Verification**

It, the deponent above, do here by 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 day **27 SEP 2023** of September, 2023.



Solemnly declare and affirmed  
before me on identification under  
the Notaries Act

*Marufa Khatoon*  
**MARUFA KHATOON**  
Notary Govt. of India  
Regd. No.-13815/2018  
Alipore Judges' Court

**M/S PRATIMA BUILDER**  
*Pankaj Kumar Chowdhury*  
Proprietor

**Deponent**

**27 SEP 2023**