

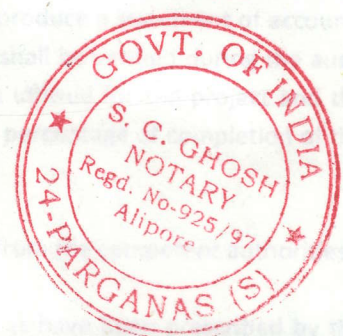
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

96AB 869477

FORM 'B'

[See Rule 3(4)]

BEFORE THE NOTARY PUBLIC AT ALIPORE POLICE COURT



Affidavit cum Declaration

Affidavit cum Declaration of SMT. JAYATI PAUL, W/O MADHAB CHANDRA PAUL, RESIDING AT 17 SUREN TAGORE ROAD, P.S-GARIAHAT, P.O-BALLYGUNGE, KOLKATA-700019, DESIGNATION - DIRECTOR, DEEPRAJ CONSTRUCTION PRIVATE LIMITED, promoter of the proposed project- "NABORAJ APARTMENTS"

I, SMT. JAYATI PAUL, W/O MADHAB CHANDRA PAUL, RESIDING AT 17 SUREN TAGORE ROAD, P.S-GARIAHAT, P.O-BALLYGUNGE, KOLKATA-700019, DESIGNATION - DIRECTOR, DEEPRAJ CONSTRUCTION PRIVATE LIMITED, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, DEEPRAJ CONSTRUCTION PRIVATE LIMITED, RAMA CHATTERJEE, CHANDANA CHATTERJEE, ANJANA CHATTERJEE & RANJANA CHATTOPADHYAY have 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 of the real estate project along with Development Agreement and Power of Attorney is enclosed herewith.

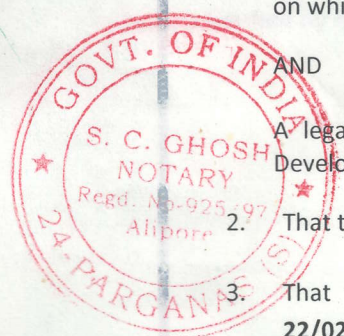
2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is 22/02/2029.

DEEPRAJ CONSTRUCTION PVT. LTD.

30 SEP 2024 Jayati Paul

Director



42954

Sold To.....
Name.....
Address.....

Dipak Saha
Advocate
WB / 440/99
High Court, Calcutta

Dipak Saha
Advocate
WB / 440/99
High Court, Calcutta

- 3 JUL 2024

Rs.....

C.M.M.'s Court
2, Bankshall Street, Kolkata

ABANISH KUMAR DAS
Gov. License Stamp Vendor
C. M. M.'S Court
2, Bankshall Street, Kolkata



FORM 'B'
[See Rule 3(A)]

BEFORE THE NOTARY PUBLIC
AT APPLICABLE POLICE COURT

Affidavit of Declaration
I, Smt. Jayati Paul, who is the wife of Smt. Jayati Paul, residing at 11
Sree Jagade Road, P.O. Ballygunge, Kolkata, District -
Director, Debraj Construction Private Limited, promoter of the proposed project
"RABORA APARTMENT".
I, Smt. Jayati Paul, who is the wife of Smt. Jayati Paul, residing at 11 Sree Jagade Road, P.O.
Ballygunge, Kolkata, District - Director, Debraj Construction Private Limited, promoter of the proposed project, do hereby solemnly declare
under oath and state as under:
1. That Debraj Construction Private Limited, Bama Chatterjee, Chairman
Chatterjee Anjana Chatterjee & Bama Chatterjee have a legal title to the land
on which the development of the proposed project is to be carried out.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed for the purposes of
Development Agreement and Power of Attorney is enclosed herewith.

DEBRAJ CONSTRUCTION PVT. LTD.
Director
30 SEP 2024



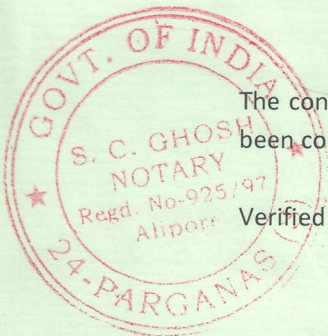


4. That seventy percent of the amount realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. 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 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.

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 _____ on this _____ Day of _____, 2024.



**Solemnly Affirmed & Declared
before me on identification**

**S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Regd. No-925/97, Govt. of India**

Deponent

DEEPAJ CONSTRUCTION PVT. LTD.

Jayesh Paul

Director

Identified by me

[Signature]
Advocate

30 SEP 2024

Nabakumar Mukhopadhyay
Advocate
Alipore Police Court
Enri. No-WB/2037/1999