

48
भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

Before The Notary Public

FORM 'B'

[See rule 3(4)]



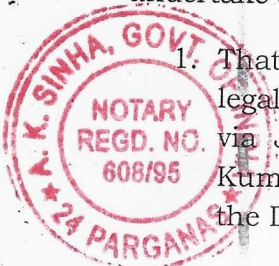
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Osiur Rahaman, Partner of M/s. HAPPY VALLEY REALTORS AND INFRASTRUCTUTE promoter of the proposed project "62D, Maharaja Tagore Road" at 62D, Maharaja Tagore Road, PO - Dkahuria, PS - Lake, Kolkata - 700031, under Ward No. 92 of Borough - X of KMC, WB, India

I, Osiur Rahaman, Partner of M/s. HAPPY VALLEY REALTORS AND INFRASTRUCTUTE promoter of the proposed project "62D, Maharaja Tagore Road" at 62D, Maharaja Tagore Road, PO - Dkahuria, PS - Lake, Kolkata - 700031, under Ward No. 92 of Borough - X of KMC, WB, India, do hereby solemnly declare, undertake and state as under:

1. That our firm M/s. HAPPY VALLEY REALTORS AND INFRASTRUCTUTE has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owner namely Sri Manas Kumar Banerjee, being Deed No. 160101721 of 2018, registered at the Office of the DSR - I, South 24 Pdns.



05 SEP 2024

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22 AUG 2024

Sl. No. Rs. Date
Sold to - S. CHAKRABORTY (Adv.),
of-Alipore Judges Court, Kolkata-27

Samiran Das
Stame Vendor
Alipore Police Court, Kolkata-27



Before The Notary Public

FORM II

(See rule 54)

DECLARATION SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE RETURNED BY THE
PROVIDER OF ANY PERSON AUTHORIZED BY THE PROVIDER

Notary Public

Address: Mr. Gopal Kishan, Partner of M/s. HAPPY VALLEY
AND INFRASTRUCTURE PROMOTER OF THE PROJECT "SBI, Malda,
Tajore Road, at 1/1, Rajendra Nagar Road, PO - Rajendra Nagar, Kolkata - 700011, India
Ward No. 91 of Borough - X of AMC, W.P. India, the hereby solemnly declare

Kishan, Partner of M/s. HAPPY VALLEY REALTORS AND
INFRASTRUCTURE PROMOTER OF THE PROJECT "SBI, Malda, Tajore Road,
at 1/1, Rajendra Nagar Road, PO - Rajendra Nagar, Kolkata - 700011, India
Ward No. 91 of Borough - X of AMC, W.P. India, the hereby solemnly declare

notary public M/s. HAPPY VALLEY REALTORS AND INFRASTRUCTURE
development in the land on which the development of the project is proposed
the hereby solemnly declare that the land is owned by the land owner and the
the hereby solemnly declare that the land is owned by the land owner and the



22 SEP 2024



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 31-03-2026
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 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.



Osiur Rahman

Deponent

Verification

I, Osiur Rahaman, Son of Late Yakjub Ali, Resident of 14/1, Jhawtala Road, PO - Circus Avenue, PS - Karaya, Kolkata - 700017, do solemnly affirm that 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 5th day of September, 2024

*Solemnly Affirmed & Declared
before me on Identification*

A. K. Sinha

A. K. Sinha, Notary
Alipore Judges/Police Court, Cal-27
Regd. No. 508/1995 Govt. of India

05 SEP 2024

Osiur Rahman

Deponent

Identified by me

[Signature]
Advocate