

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

36AB 206890



Before the Notary Public
Govt. of India



Before the notary public at SealDAH

FORM 'A'

[See rule 3(2)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **SMT. DALIA BISWAS**, wife of Sri Nabakumar Biswas, by faith - Hindu, by occupation - Business, residing at 824, R.N. Tagore Road, P.O. Bdeiapara, P.S. - Dum Dum, Kolkata - 700 077 carrying on business as Proprietress of **M/S. SAYAN ENTERPRISE**, having its principal place of business and office at 824, R.N. Tagore Road, P.O. Bdeiapara, P.S. - Dum Dum, Kolkata - 700077,.

We, **SMT. DALIA BISWAS** 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 We / promoter have /has a legal title to the land on which the development of the project is proposed

M/s. SAYAN ENTERPRISE
Dalia Biswas
Proprietor

11 3 NOV 2020

স্মারক নং: 3879 21-01-2020

নাম: DEB SUNDAR DARIPA
ADVOCATE
C.T.B.A, 14, Beliaghata Road, Kol-15
স্বাক্ষর: Ranjito Paul

তারিখ: 16 DEC 2019
মোট টাকার পরিমাণ: 320000



DEB SUNDAR DARI



OR

"**SKYLA**" have/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 encumbrances: **I** have entered into a Development Agreement with **SMT. SUTAPA ROY**, wife of Sri Asit kumar Roy, daughter of Late Sunit Kumar Chatterjee, & **MISS SUMITA CHATTERJEE**, daughter of Late Sunil Kumar Chatterjee, both are residing at 878, R.N. Tagore Road, P.O. – Bediapara, P.S. – Dum Dum, Kolkata – 700 077, in respect of **ALL THAT** piece and parcel of land measuring more or less **02 (Two) Kottahs 11 (Eleven) Chittacks 07 (Seven) Sq. ft** be the same a little more or less along with 30 years old cement floor one storied residential building measuring about 1000 sq.ft. be the same a little more or less standing thereon, comprised of contained in, demarcated plot No. 5 lying and situated at lying and situated at Mouza – Purba Sinthi, J.L. No. 22, R.S. No. 10, G.D. No. 1, Sub. Div. No. 10, Touzi No. 1298/2833, under Sabek Khatian No. 589 Hal Khanda Khatian No. 1226, R.S. Dag No. 30, Holding No. 878, R.N. Tagore Road, P.S. – Bediapara, Kolkata – 700077, within the jurisdiction of A.D.S.R. Cossipore Dum Dum, within the local limits of South Dum Dum Municipality, under ward No. 11, District – North 24 Parganas, details of any rights, title, interest or name of any party in or over such land. That the time period within which the project shall be completed by me/promoter is within **36 (Thirty Six month)** from the date of sanction Plan from the concern South Dum Dum Municipality i.e. **17th day of March, 2023.**

4. That seventy per cent of the amount realized 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.

7. 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 I s in proportion to the percentage of completion of the project that I/ promoter shall get the accounts audited within six months after the end of every financial year by a chartered account 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 I / promoter shall take all the pending approvals on time, from the competent authorities.

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M/s. SAYAN ENTERPRISE

Sakia Biswas
Proprietor

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.



M/s. SAYAN ENTERPRISE

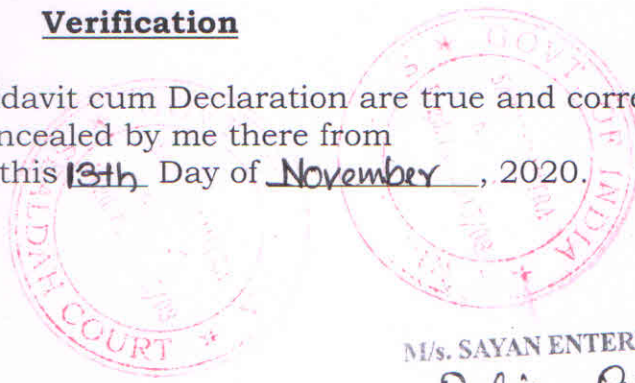
Dalia Biswas
Proprietor

Deponent

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 Sealdah on this 13th Day of November, 2020.



M/s. SAYAN ENTERPRISE

Dalia Biswas
Proprietor

Deponent

Identify by me:

Deb Sundar Daripa

DEB SUNDAR DARIPA
ADVOCATE
C.T.B.A, 14, Beliaghata Road, Kol-15

Solemnly Affirmed &
Declared Before me
on Identification by.....

Sm
SARBANI MITRA
NOTARY
Regd. No.-5515/08

13 NOV 2020