

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

36AB-278618



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 Mr./Ms PRATIMA SEN Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **18/11/2019**.

I, PRATIMA SEN 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 I / promoter have /has a legal title to the land on which the development of the project is proposed

OR

"**SKY VILLA**" 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.

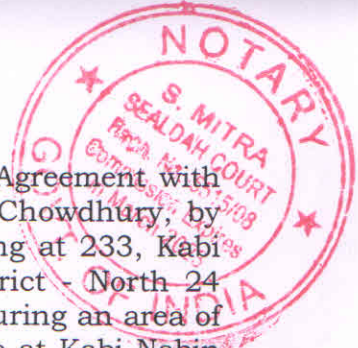
2. That the said land is free from all encumbrances.

OR

S. D. P. NIRMAN

Pratima sen  
Proprietor

02 MAR 2020



That details of encumbrances: I have entered into a Development Agreement with **SRI AJIT BHUSHAN PAL CHOWDHURY** son of Sri Kanailal Pal Chowdhury, by faith Hindu, by occupation Service, by nationality – Indian, residing at 233, Kabi Nobin Sen Road, P.O.& P.S.- Dum Dum, Kolkata – 700028, District - North 24 Parganas, in respect of **ALL THAT** piece and parcel of land admeasuring an area of 3 (Three) Cottahs 8 (Eight) Chittaks more or less, lying and situate at Kabi Nabin Sen Road, Mouza – Sahgachi, J.L. No. 20, R.S No. 154, Touzi No. 160, comprise in C.S. Dag No. 934 and 941 and R.S. Dag No. 3004 under Khatin No. 19 and sub Khatian No. 2250/1, 2252, 2254, 2258 and 2260, L.R. Dag No. 3006 L.R. Khatian No. 84, under Holding No. 487, Kabi Nabin Sen Sarani, P.S. Dum Dum, Kolkata – 700028, Municipal Ward No. 25, within the local limits of South Dum Dum Municipality, within the Jurisdiction of Additional District Sub-Registered office at Cossipore Dum Dum, in the District of 24 Parganas (North), details of any rights, title, interest or name of any party in or over such land, along with details writing thereon registered on dated 12<sup>th</sup> day of March, 2019, which was executed before the office of Additional District Sub Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 1506 - 2019, Pages – 96358 to 96386 being No. 150602104 for the year 20193. That the time period within which the project shall be completed by me/promoter is within 24 (Twenty four month form the date of sanction Plan from the concern South Dum Dum Municipality.

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.

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.

**S.D.P. NIRMAN**  
Pratima sen  
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 2nd Day of March, 2020.

**S.D.P. NIRMAN**  
Pratima sen  
Deponent  
Proprietor

Identified by me  
Debsundar Dampa.

Solemnly Affirmed & Declared Before me on Identification by

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

**SARBANI MITRA**  
NOTARY  
Regd. No.-5515/08 **02 MAR 2020**