

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./Ms. Ashoke Dutta promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 15-01-2019

I, Ashoke Dutta promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That I / promoter have / has a legal title to the land on which the development of the project is proposed
OR

_____ 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 _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is Mar. 2020.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 therefrom

Verified by me at _____ on this _____ day of _____

Deponent

Ashoke Dutta

Deponent

Ashoke Dutta

SAMAR DATTA

LL.B Advocate
(Barrackpore Court & District
Judges' Court at Barasat)

Residence

Kalianibas, Barrackpore
P.O – Nona Chanda Pukur
Pin – 700 122
Dist. – 24 Parganas (N)
(M) : 9903676983/6291024703

Ref :

Date : 31/05/2019

Non –encumbrance certificate & detailed Report on Title.

Ref: An area of Bastu Land of 9.105 Decimal i.e 3970 sq.ft i.e 5K-7CH-5sq.ft lying and situated at Mouza-Ganapatipur, ADSRO+P.S-Basirhat, J.L.No- 103, Touzi no-603, R.S & L.R Dag No- 115, L.R Khatian No- 1517,1518,2004 and 2005(now), Ward no-06, Holding no-1102, within the limit of Basirhat Municipality, District- N 24 Pgs which is now butted and bounded by-

On the north- Property of Jayhari Biswas and others .

On the south- Municipal Road .

On the east- Nalini Mukherjee Sarani.

On the west- 8 ft wide common passage.

The present owners of the said property are 1) SRI ASHOKE KUMAR DUTTA s/o late Santosh Kumar Dutta, 2) SMT APARNA DUTTA w/o Sri Ashoke Kumar Dutta, 3) SRI AVIK DUTTA s/o Sri Ashoke Kumar Dutta and 4) SMT AHITRA DUTTA w/o Sri Kanchan Dutta all residing at Ganapatipur, near Basirhat High School, P.O+ P.S-Basirhat , Dist-N 24 Pgs.

I have caused necessary searches in the ADSRO at Basirhat for the period from 2006 to 2019 and in the District Registry Office at Barasat for the period from 2006 to 2019 and all are Index-II in respect of the said property. I have also filed an application for information in respect of the said property in the Civil Judge(Sr. Division) at Basirhat for the period from 2008 to 2019 till to-date in the name of Sri Ashoke Kumar Dutta, Smt Aparna Dutta, Sri Avik Dutta and Smt Ahitra Dutta that whether any title suit has been filed and / or pending against them. As per information slip it is found that no such title suit has been filed and/or pending against them in those Jurisdictional Court of Law during the said period.

I have also inspected the original title deed and all other relevant documents in respect of the said property. My report is as follows:-

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Sd/-
A.S.D.

SAMAR DATTA

LL.B Advocate
(Barrackpore Court & District
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-(2)-

On 15.12.2014 one Sri Ashoke Sengupta sold and transferred a land of 4.470 Decimal at Mouza- Ganapatipur, R.S &L.R Dag no- 115, R.S Khatian No-286 to Sri Ashoke Kumar Dutta and Smt Aparna Dutta by virtue of a sale deed Being no- 09194 for the year 2014 recorded in Book no-1, C.D Volume no- 30, pages from 2163 to 2185 registered in the ADSRO at Basirhat, Dist- N 24 Pgs. On 08.01.2015 the said Sri Ashoke Sengupta sold and transferred a land of 3.305 Decimal at Mouza- Ganapatipur, R.S &L.R Dag no- 115, R.S Khatian No-286 to Sri Avik Dutta and Smt Ahithra Dutta by virtue of a sale deed Being no- 00269 for the year 2015 recorded in Book no-1, C.D Volume no- 02, pages from 1472 to 1492 registered in the ADSRO at Basirhat, Dist- N 24 Pgs. On 21.03.2015 Smt Rita Sengupta w/o Sri Ashoke Sengupta sold and transferred a land of 1.330 Decimal at Mouza- Ganapatipur, R.S &L.R Dag no- 115, R.S Khatian No-286 to Sri Ashoke Kumar Dutta and Smt Aparna Dutta by virtue of a sale deed Being no- 02376 for the year 2015 recorded in Book no-1, C.D Volume no- 08, pages from 3545 to 3561 registered in the ADSRO at Basirhat, Dist- N 24 Pgs

That the said Sri Ashoke Kumar Dutta, Smt Aparna Dutta, Sri Avik Dutta and Smt Ahitra Dutta after purchasing the said total land of 9.105 Decimal at total consideration of Rs 29,45,000/- by virtue of a sale deeds being no- 09194 for the year 2014, 00269 of 2015, 02376 of 2015 from the said vendors became the absolute owners and got mutated their names in the Basirhat Municipality and paid taxes regularly. Their names also appeared in the respective records of right of Govt of West Bengal as Rayat under new L.R Khatian no- 1517, 1518, 2004 and 2005, L.R Dag no- 115 with the nature of land as Bastu & paid rents up to date. They also obtained proposed G+4 residential cum commercial building sanctioned plan from the Basirhat Municipality on 06.04.2017.


Adv.

Contd.....P/3

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-(3)-

I hereby certify from the available documents and visit to the locale that the above mentioned property is free from all sorts of encumbrances, Charges, Liabilities, liens, dispendents and attachment of any kind whatsoever and the said property is absolutely clear, free and marketable .

It is also hereby certify that the said property is not affected by any restriction of Urban Land (Ceiling and Regulation) Act, 1976 and the same is not under any claim of CMDA & CIT and it is fit for equitable mortgage .

That the receipts for relevant searches in the Registry Offices and Court along with the Xerox copy of the title deed No. 09194 of 2014, 00269 of 2015, 02376 of 2015, Parcha, Khajna, Municipal Tax Receipt, Certified copy of deeds , sanctioned plan and all other papers are enclosed herewith as the part of this certificate.

It is further certified that I have verified about the genuineness of the title deed Being no- 09194 for the year 2014 standing in the name of Sri Ashoke Kumar Dutta and Smt Aparna Dutta, title deed no-00269 for the year 2015 standing in the name of Sri Avik Dutta and Smt Ahitra Dutta and title deed no-02376 for the year 2015 standing in the name of Sri Ashoke Kumar Dutta and Smt Aparna Dutta examined by me and that the same are originals not duplicates or fake.


(SAMAR DATTA)
ADVOCATE