



पश्चिम बंगाल WEST BENGAL

36AB 379777



Before the Notary Public  
Govt. of India



### AFFIDAVIT CUM DECLARATION

**Affidavit cum Declaration of BAJRANG ENTERPRISE** (hereinafter referred to as "The Partnership firm", having its office address at 99/48, Jessore Road, Bapuji Colony, P.S Dum Dum, Kolkata - 700 028, of the ongoing project named "RANGOLI APARTMENT" situated at Mouza - Satgachi, C.S./R.S. Dag No. 1655, E.P. No 159, S.P. No 153, J.L. No. 20, R.S. No.154, Touzi No 3083, P S Dum Dum, Premise No 99/164, Holding No 197, Bapuji Colony, Kolkata - 700028, within the limits of South Dum Dum Municipality, Ward No 23, Additional District Sub-Registration office Cossipore Dum Dum, in the District of 24-Parganas (North) represented by its authorized partners namely (1)

**BAJRANG ENTERPRISE**

*Babji Katz*  
*Suryajit Das* Partner's

20 OCT 2020

**BAJRANG ENTERPRISE**

*Sobhit Khatun*  
Partner's

SUBRATA GHOSH, son of Sri Sambhu Nath Ghosh, having, residing at 99/84, Bapuji Colony, Jessore Road, P.S. Dum Dum, Kolkata - 700 028, (2) SURAJIT DAS, son of Sri Tapan Das, having residing at 99/68, Bapuji Colony, Jessore Road, P.S. Dum Dum, Kolkata - 700 028, (3) BAPI KAR, son of Sri Jhantu Kar, residing at 99/159, Jessore Road, Bapuji Colony, P.S. Dum Dum, Kolkata-700 028 of the ongoing project do hereby solemnly declare, undertake and state as under -

1. That the firm has a legal title the land on which the declaration of the ongoing project is carried out by virtue of a Registered Development Agreement being no. **I-9516/2018 dated 31/10/2018**

AND

All legally valid authentication of title of such land along with an authenticated copy of the Agreement between such owners and the Partnership firm for development of the real estate project are 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 the proprietorship firm within the date of April, 2021.
4. That seventy per cent of the amounts realized by the Proprietorship firm for the real estate project from the allottees (per pro forma agreement for sale) from time to time shall be deposited in a separate account to be maintained in a schedule 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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion of the percentage of completion of the project.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 the proprietorship firm shall get the accounts audited within six months after the end of every financial year by 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the Partnership firm shall take all the pending approvals on time from the competent authorities.
9. That the proprietorship has furnished such other documents as have been prescribed by the rules and regulations made under the act.



BAJRANG ENTERPRISE

*Batukar*  
Surajit Das Partner's

20 OCT 2020

BAJRANG ENTERPRISE

*Subrata Ghosh*

20 OCT 2020

10. That the proprietorship firm shall not discriminate against any allotted or allottees at the time of allotment of any apartment plot or building as the case may be on any grounds.



BAJRANG ENTERPRISE  
Babikate  
Sujit Das Partner's

BAJRANG ENTERPRISE  
Sobroto Das  
Partner's

DEPONENTS

*Verification*

The consent of our Affidavit cum Declaration is true and correct and nothing material has been concealed by us therefrom.

Verified by me at Kolkata on the 20<sup>th</sup> day of October 2020.

BAJRANG ENTERPRISE  
Babikate  
Sujit Das Partner's

BAJRANG ENTERPRISE  
Sobroto Das  
Partner's

DEPONENTS

Solemnly affirmed before me on 20<sup>th</sup> day of October 2020.

Identified by me:

*Soumitra Sur*

Soumitra Sur  
(Advocate)  
High Court, Kolkata

Solemnly Affirmed &  
Declared before me  
an (identification by)

*Soumitra Sur*

SARBAN MITRA  
NOTARY  
Regd. No. XXXXXXX

20 OCT 2020