



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

36AB 260869



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 PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms **SMT. BANDANA BANERJEE**, wife of Sri Subrata Banerjee, by occupation- Business, by faith- Hindu, by Nationality- Indian, residing at 42/25, Dum Dum Road, P.O.- Motijheel, P. S. - Dum Dum, Kolkata - 700 074, Dist- 24 Parganas (North) Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated N.A .

I, **SMT. BANDANA BANERJEE** 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

19 SEP 2020

ক্রমিক নং: ১৫৩ তারিখ: ০৭/০২/২০

বৃন্দা :- by

ক্রেতা :- DEB SUNDAR DARIPA
ADVOCATE

ঠিকানা :- C.T.B.A, 14, Beliaghata Road, Kol-35

ভেণ্ডার :- Ranjita Das

লাইসেন্স
কালিপুর

স্বাক্ষর

প্রেরার নং

টিভি নং :-

স্ট্যাম্প বরিসের জাতি

এ টি.ভি. নং স্টেট রুট

স্ট্যাম্প বরিস করা ইইমার্ট

07 FEB 2020

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PROBES CASE



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"BIDIPTA ABASHAN" 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.

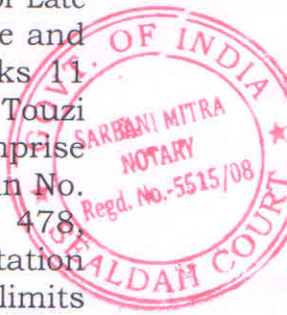
OR

That details of encumbrances: I have entered into a Three Nos. of Development Agreement with (1) **SWAGATA SEN** wife of Late Ashok Sen, by faith Hindu, by occupation-Retired, by nationality - Indian, residing at 478, **478, Sahid Hemanta Kumar Basu Sarani** (formerly Jawpur Road), Police Station - Dum Dum, Kolkata-700074, District - North 24 Parganas, (2) **MRS. SUPRAVA PRAMANICK** wife of Late Tuhin Pramanik, by occupation - Housewife (2A) **MS. TIYASHA PRAMANICK** daughter of Late Tuhin Pramanik, by occupation - Service (2B) **MR. SOUVIK PRAMANICK** son of Late Tuhin Pramanik, by occupation - Service, (2C) **MRS. SNIGDHA KUNDU** daughter of Late Chinmoy Pramanik, by occupation - Housewife (2D) **MISS. SIMA PRAMANICK** daughter of Late Chinmoy Pramanik, by occupation - Household work, (2E) **MRS. SIPRA PAL** daughter of Late Chinmoy Pramanik, by occupation - Service (2F) **MRS. SUBHRA PAL** daughter of Late Chinmoy Pramanik, by occupation - Service (2G) **MR. PARTH SARATHI DEY** son of Late Manindra Nath Dey of by occupation - Service (2H) **MR. PRANAB KUMAR DEY** son of Late Manindra Nath Dey of by occupation - Service in respect of **ALL THAT** piece and parcel of Land measuring an area of 5 (Five) Cottahs 1 (One) Chittaks 11 (Eleven) Sq. ft. more or less Mouza - Kalidaha, J.L. No. 23, R.S No. 16, Touzi No.1298/2833, Parganaa 55 Gram, Division- I, sub- Division- 16, comprise in Dag No. 1711, presently enlisted in R.S. & L.R. Dag No. 4722 Khatian No. 265, bearing amalgamated Municipal Holding No. 732, Premises No. 478, Sahid Henanta Kumar Basu Sarani, (formarly Jwapur Road), Police Station Dum Dum, Kolkata - 700074, Municipal Ward No. 18, 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. That the time period within which the project shall be completed by me/promoter is within **24 (Twenty four month** from the date of sanction Plan from the concern South Dum Dum Municipality. **i.e. 22nd day of October, 2021.**

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.

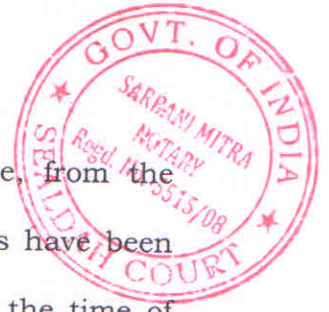


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8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

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.



M/s MIRA CONSTRUCTION

Bandana Banerjee
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 19th Day of September, 2020.

M/s MIRA CONSTRUCTION

Bandana Banerjee
Proprietor

Deponent

Identify by me:

Debsundar Daripa

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

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

SARBANI MITRA
NOTARY
Regd. No.-5515/08

19 SEP 2020