

भारतीय गैर न्यायिक

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

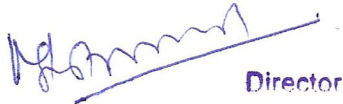
23AB 883157

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **BENGAL GHG DEVELOPERS PRIVATE LIMITED**, the promoter (**Said Promoter**) of the project name "**AKCHAT LAXMI GARDEN**" (**Said Project**), being represented by its directors 1) **SRI KESHAV KUMAR GUPTA**, son of Sri Hiralal Gupta, by faith Hindu, by occupation Business, residing at 80, Bentinck Street, Post Office and Police Station Hare Street, Kolkata - 700 001 (**PAN - AFWPG1480M**) and 2) **SRI MAHESH KUMAR AGARWAL**, son of Late Ramananda Agarwal, by faith Hindu, by occupation business, residing at 159, Rabindra Sarani, Post Office and Police Station Burrabazar, Kolkata - 700 007 (**PAN - ACQPA6110M**).

For **BENGAL GHG DEVELOPERS PVT. LTD.**

For **BENGAL GHG DEVELOPERS PVT. LTD.**


Director


Director

1/We, the said promoter of the said project, being represented by
KESHAV KUMAR GUPTA, son of Sri Hiralal Gupta, by faith Hindu, by
occupation Business, residing at 80, Bentinck Street, Post Office and Police
Station Hare Street, Kolkata - 700 001 (**PAN - AFWPG1480M**) and **2) SRI
MAHESH KUMAR AGARWAL**, son of Late Ramananda Agarwal, by faith
Hindu, by occupation business, residing at 159, Rabindra Sarani, Post Office
and Police Station Burrabazar, Kolkata - 700 007 (**PAN - ACQPA6110M**), do
hereby solemnly declare, undertake and state as under;

1. **BENGAL GHG DEVELOPERS PRIVATE LIMITED (Said Promoter)** has legal
title to the land on which the development of the said project is proposed to
be carried out by it and has legally valid authentication of title of such land.
2. That on the basis of an advertisement published in the 'Anandabazar
Patrika' and 'The Statesman' on 09-10-2006, the Promoter, being the
purchaser, offered a sum of Rs. 5,25,000/- (Rupees Five Lac Twenty Five
Thousand) only per Cottah to purchase the said property along with some
other properties with structures to the said Sree Sree Onkareswar Mohadeo
Trust; Accordingly said Sree Sree Onkareswar Mohadeo Trust applied for
confirmation of Sale before the Hon'ble High Court at Calcutta as per terms
of the order passed in O.S. No. 126 of 2006 to sell the said property to the
purchaser (being the highest bidder amongst others) and considering the
said application, being T.A. No. 711 of 2007, Hon'ble Justice Maharaj Sinha
passed an order confirming sell of the said property of Holding No. 24,
Onkarmal Jetia Road, Shalimar, Howrah to the Promoter herein, being the
highest bidder on receipt of balance consideration amount; Out of the said
84 Cottahs entire property an area measuring 7 (Seven) Cottahs approx was
in occupation of some unauthorized occupiers and as such the Promoter
herein purchase the balance 78 (Seventy Eight) Cottahs of land with
structures of the said property, free from all encumbrances by a registered
Deed of Conveyance, dated 10-04-2008, which was registered in the office at
District Sub-Registrar, Howrah, vide Book No. 1, CD Volume No. 15, Pages
69 to 87, Being No. 03979, for the year 2008;
3. That the Promoter herein after purchase of the said property mutated its
name before the Howrah Municipal Corporation and after mutation the said
purchased property of the Promoter has been renumbered as 24/2,
Onkarmal Jetia Road and the Promoter also mutated its name before the
Settlement Record of the Govt. of West Bengal;

For BENGAL GHG DEVELOPERS PVT. LTD.


Director

For BENGAL GHG DEVELOPERS PVT. LTD.


Director

4. That the Promoter with a view to obtain sanction of the building plan as per provisions of Howrah Municipal Corporation obtained "No Objection Certificate" from the Competent Authority under Urban Land (Ceiling & Regulation) Act, 1976 and the said Competent Authority during the course of said proceeding vested 2 Cottahs 5 Chittaks 19 Sq. feet land and thus the Promoter became sole and absolute owner of remaining **3 Bighas 15 Cottahs 10 Chittaks 26 Sq. feet** land only and obtain "**No Objection Certificate**" and also obtained sanction of building plan vide BRC/78/12-13, dated 14-12-2012 in respect of the said 3 Bighas 15 Cottahs 10 Chittaks 26 Sq. feet of land.
5. That the Promoter before obtaining sanction of the said Building Plan to get maximum height of the proposed buildings gifted a portion measuring an area about 204.70 sq. meter, more or less, from the said property to the Howrah Municipal Corporation by a registered Deed of Gift/Declarations for Strip of Land, dated 10-12-2012, registered in the office of District Sub-Registrar, Howrah, Vide Deed No. 10214 of 2012.
6. That the promoter herein is the absolute owner of and/or otherwise well and sufficiently entitled to the above mentioned said property.
7. That the said land is free from all encumbrances.
8. That the said promoter shall furnish such other documents as has been prescribed by the Rules and Regulations made under the Act.

That the statements made in the foregoing paragraphs are true to the best of my/our knowledge and I/we sign this affidavit cum declaration on this the ...~~7th~~... day of December, 2018 at Kolkata.

For BENGAL GHG DEVELOPERS PVT. LTD.

For BENGAL GHG DEVELOPERS PVT. LTD.


Director


Director

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Deponent/s