

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिमबङ्ग

पश्चिम बंगाल WEST BENGAL



FORM A [See rule 3(2) of West Bengal Housing Industry Regulation Rules, 2018]

AFFIDAVIT CUM DECLARATION

1. Affidavit cum Declaration of M/S Debanagan Estate Pvt. Ltd. (herein after referred to as the 'Private Ltd Company') a Private Ltd company. Promoter of the on going project named "DEBALOY" lying and situated at 61, Paikpara Row, P.S. - Chitpore, P.O. - Belgachia, Kolkata - 700037, within the local ambit of Kolkata Municipal Corporation, Ward No - 0004, Kolkata - 700037.

M/S Debanagan Estate Pvt. Ltd (represented by its Director Sri Debabrata Chakraborty) promoter of the ongoing project, do solemnly declare, undertake, and state as under:

2. That the Firm has a legal title to the land on which the development of the on going project is carried out by virtue of a Development Agreement with 1) Sri Bikash Chandra Bhowmick son of Lt. Phani Bhusan Bhowmick, (2) Smt. Sujata Bhowmick wife of Lt. Kajal Bhowmick, (3) Smt. Roshmi Kundu daughter of Lt. Kajal Bhowmick, (4) Smt. Shreya Bhowmick daughter of Lt. Kajal Bhowmick, (5) Sri Chandan Kumar Bhowmick son of Lt. Phani Bhusan Bhowmick and (6) Sri Sri Pradip Kumar Bhowmick son of Lt. Phani Bhusan Bhowmick.

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Dehangan Estate Pvt Ltd

11 E Northon Ave

Kal-37

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13 JUL 2020
S. CHATTERJEE
Lic. No. Stamp Vendor
C. C. Court
28 A, K. S. Roy Road, Kol-1

13 JUL 2020

13 JUL 2020



AND

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owners and the Private Ltd. Company for development of the real estate project are enclosed herewith.

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

4. That the time period within which the project shall be completed by the Private Ltd. Company within the date of 24 months from the date of sanction plan *ie. 31st July 2022*

5. That seventy percent of the amounts realised by the Private Ltd. Company for the real estate project from the allottees (per proforma agreement for sale), 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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

8. That the Private Ltd. Company 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 project and the withdrawal 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.

9. That the Private Ltd. Company shall take all the pending approvals on time, from the competent authorities.

10. That the Private Ltd. Company has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

11. That the Private Ltd. Company shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Sri Debabrata Chakraborty, son of Lt. Amal Bikash Chakraborty, by Nationality Indian, by Occupation Business, residing at 56/1C, Anath Nath Deb Lane, P.S.- Tala, Belgachia, Kolkata - 700037, solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.



For M/s. Debangon Estate Pvt. Ltd.
DEBANGAN ESTATE PVT. LTD.

Director

Debabrata Chakraborty

(Director)

18 AUG 2020

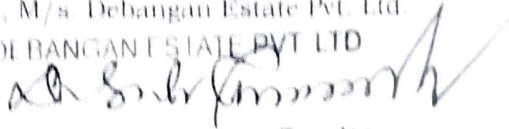
VERIFICATION

The contents of my above AFFIDAVIT cum declaration are true and correct and nothing materials has been concealed by me therefrom

Verified by me at Kolkata on _____ day of _____ 2020.

For, M/s. Debangon Estate Pvt. Ltd.

DEBANGON ESTATE PVT LTD



Director

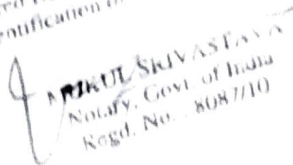
Debabrata Chakraborty

(Director)

Solemnly affirmed before me on this _____ day of _____ 2020 at Kolkata.

Identified by me

Solemnly Affirmed &
Declared Before me
on Identification of I.D. Advocate



Anukul Srivastava
Notary, Govt. of India
Regd. No. - 8087/10

Advocate



18 AUG 2020