

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

53AB 113466



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 PERSONS AUTHORIZED BY THE PROMOTER

**Affidavit cum Declaration**

Affidavit cum Declaration of I, **SRI BISWANATH DAS**, Son of Late Rabindranath Das, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, residing at 67, Dr. M.N., Saha Road, Post office - Motijheel, Police Station - Dum Dum, Kolkata - 700074, District - North 24 Parganas, Partner of the Firm under the name and style of **M/S SAHA & SAHA**, a Partnership firm having PAN No. **ADSF80025Q**, having its registered office address at A/62, Laxmi Nagar Colony, Lichubagan, Post office - Motijheel, Police Station - Dum Dum, Kolkata - 700074, District - North 24 Parganas,

M/s. SAHA & SAHA CONSTRUCTION

*Biswanath Das*

Partner

25 FEB 2021





1. **SRI BISWANATH DAS**, 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 We / promoter have /has a legal title to the land on which the development of the project is proposed

OR

"**SUMATI**" 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: We have entered into a Development Agreement with (1) MR. NARAYAN CHANDRA PAUL (2) MR. ANJAN PAUL (3) MR SUNIL PAUL (4) MR AJAY KUMAR PAL (5) MRS SHILA PAUL (6) MR SUMAN PAUL OF A/62, Laxmi Nagar Colony, Lichubagan, Post office - Motijheel, Police Station - Dum Dum, Kolkata - 700074, District - North 24 Parganas, in respect of **ALL THAT** piece or parcel of land measuring 3 (Three) Cottahs 10 (Ten) Chittaks more or less, comprised in C.S. & R.S. Dag No. 308 (P), E.P. No. 4, S.P. No. 15 of Mouza: Bagjola, J.L. No. 21, Municipal Holding No. 5, Laxmi Nagar Colony, Lichubagan, Kolkata - 700074, under Ward No. 10 of South Dum Dum Municipality, within P.S. Dum Dum within the local limits of the South Dum Dum Municipality, S.R.O. Cossipore Dum Dum, in the District of North 24 Parganas, 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 **36 (Thirty Six month)** from the date of sanction Plan from the concern South Dum Dum Municipality being No. 884 dated **16<sup>th</sup> day of May, 2020** and we completed the construction works as on **15<sup>th</sup> day of May, 2023**.

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 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 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.

M/s. SAHA & SAHA CONSTRUCTION

*Biswanath Das*

Partner

125 FEB 2023

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.



Deponent

M/s. SAHA & SAHA CONSTRUCTION  
*Biswanath Das*

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 25<sup>th</sup> Day of February, 2021.

Partner

M/s. SAHA & SAHA CONSTRUCTION  
*Biswanath Das*

Partner

Deponent

Identify by me:

*Debsundar Daripa*

**DEBSUNDAR DARIPA**  
(Advocate)  
98/1, Dum Dum Road  
Kolkata-700074

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

*Sm*  
**SARBANI MITRA**  
NOTARY  
Regd. No.-5515/08

25 FEB 2021