

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

52AB 501701



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 I, SRI JAYDEEP CHATTERJEE, Son of Sri Samir Kumar Chatterjee, having PAN No: AEUPC9430L, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, residing at 563, Dum Dum Park, Kolkata - 700055, Police Station - Lake Town, District - North 24 Parganas, Director of the Company under the name and style of M/S CHIRANJEEVI HOMES PRIVATE LTD., a Private Ltd. Company, incorporated under the Indian Companies Act, having PAN No. AAGCC9399D, having its registered office address at 39/40, Krishnapur Co-operative Colony, Dum Dum Park, Lake Town, Kolkata - 700055, Police Station Lake Town, Dist- 24 Parganas (North),

For CHIRANJEEVI HOMES PRIVATE LIMITED

Jaydeep Chatterjee
DIRECTOR

02 FEB 2021

I, SRI JAYDEEP CHATTERJEE 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

"Shyam Villa - V" 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) Smt. Dipa Ghosh, (2) Sri Sandip Ghosh, (3) Susmita Ghosh, (4) Smt. Maya Ghosh, (5) Sri Pranab Ghosh, (6) Sri Pratap Kumar Ghosh, (7) Sri Joydeb Ghosh, (8) Sri Basudeb Ghosh, (9) Sri Swapan Ghosh, (10) Sri Tapan Kumar Ghosh, (11) Smt. Malati Ghosh, (12) Smt. Minati Ghosh, in respect of ALL THAT piece or parcel of land measuring 7 (Seven) Cottahs 4 (Four) Chittaks more or less, comprised in C.S. & R.S. Dag No. 2368, of Mouza: previously Krishnapur at present Shyamnagar, J.L. No. 17, Municipal Holding No. 809 & 810, Dum Dum Park at present Holding No. 809, Dum Dum Park, being known and numbered as Premises No. 514, Dum Dum Park, Kolkata - 700055, P.O. Bangur Avenue, previously under Ward No. 21 at present under Ward No. 28, of South Dum Dum Municipality, within P.S. previously Dum Dum at present Lake Town, within the local limits of the South Dum Dum Municipality, S.R.O. Cossipore Dum Dum at present A.D.S.R.O. Bidhan Nagar Salt Lake City, 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. 466 dated **22nd day of August, 2020** and we completed the construction works as on **21st day of August, 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 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

For CHIRANJEEVI HOMES PRIVATE LIMITED

02 FEB 2021 ✓

Jaydeep Chatterjee

DIRECTOR

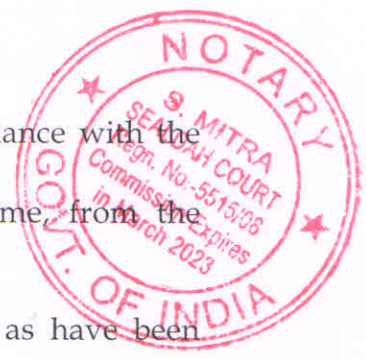


been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That 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.



For CHIRANJEEVI HOMES PRIVATE LIMITED

Jandeep Chatterjee
✓

DIRECTOR

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 3rd Day of February, 2021.

For CHIRANJEEVI HOMES PRIVATE LIMITED

Jandeep Chatterjee

DIRECTOR

Deponent

Identify by me:

Debsundar Daripa

DEBSUNDAR DARIPA
(Advocate)
88/1, Dum Dum Road
Kolkata-700074

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

[Signature]
SARBANI MITRA
NOTARY
Regd. No.-5515/08

02 FEB 2021