

भारतीय गैर न्यायिक

दस
रुपये
रु. 10



TEN
RUPEES

Rs. 10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL



3698

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/S HAJRA ASSOCIATES** a Partnership Firm , incorporated under the Partnership Act, 1932, having its office at 73BT ROAD, P.O:- TALA, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN – 700002 and represented by its Partners 1) **Mr DEBASIS HAJRA**, Son of Late Anil Kumar Hajra, 2) **Mr HIMANISH HAJRA** Son of Late Anil Kumar Hajra, both are by Occupation: Business, By Caste: Hindu, , Citizen of India, residing at 73BT ROAD, P.O:- TALA, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN – 700002 promoter of the proposed project namely **“ANNAPURNA ESTATE”** situated in R.S. AND L.R. Dag No. 3835 & 3862 at present L.R. Khatian No. 5947 & 5948 in District: Burdwan, Thana: Ausgram, Municipality: GUSHKARA, Mouza: Guskara, JL. No: 110, Municipal Holding No. 76 and Street Station Road, Ward No. 6 , Pin Code : 713128;

We, **DEBASIS HAJRA & HIMANISH HAJRA** Land Owner and 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** the land was the owned and possessed by one Uma Charan Mondal and after his sad demise he has left behind his five sons namely Bijay Kumar Mondal, Paresh Nath Mondal, Somnath Mondal, Pravat Kumar Mondal and Alope Nath Mondal and they became absolute owner and possessor of the land as his legal heirs.

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2. **That** one Anil Kumar Hajra purchased the land R.S. Dag No. 3835 District: Burdwan, Thana: Ausgram, Mouza: Guskara, JL No: 110, Jurisdiction of Addl. Dist. Sub Registry office at GUSHKARA described in Schedule "A" from all the deferent legal heirs by virtue of deferent deed of conveyances (Bikray Kabola) which was registered in the office of the Sub Registrar of Guskara between 1972-1974 and in the flood of **1978 all the original documents are almost washed away.**

3. **That** some of the deeds are legible to read like Anil Kumar Hajra purchased land of Uma Charan Mondal, having his R.S. Khatian No. 19 the portion of land from Bijay Kumar Mondal by virtue of Deed No.224 executed on 11.04.1972 and Anil Kumar Hajra purchased the portion of land from Paresh Nath Mondal by virtue of Deed No. 3460 executed on 30.04.1974 and again Anil Kumar Hajra purchased the portion of land from Somnath Mondal by virtue of Deed No.3461 executed on 30.04.1974 registered in the office of the Sub Registrar of Guskara.

4. **That** Anil Kumar Hajra purchased the portion of land R.S. Dag No. 3862 District: Burdwan, Thana: Ausgram, Mouza: Guskara, JL No: 110, Jurisdiction of Addl. Dist. Sub Registry office at GUSHKARA from Gurudas Sarkar and Gopal Chandra Sarkar both are son of Tarani Kumar Sarkar by virtue of Deed No.4186 executed on 21.05.1974 and registered in the office of the Sub Registrar of Guskara.

5. **That** Anil Kumar Hajra enjoyed the property since then and recorded all the land under his **Khatian No.86** died on 31.03.1986 leaving behind his wife Pritikana Hajra, and two son namely Debasis Hajra And Himanish Hajra and Pritikana Hajra died on 23.11.1995 and after her sad demise Debasis Hajra And Himanish Hajra became absolute owner and possession of the property of Late Anil Kumar Hajra by virtue of the law of succession and inheritance.

That We herein complying all the legal formalities mutated our name and obtained the **L.R. Khatian No. 5947 and 5948** respectively and paying tax regularly in to the Land Revenue Collector and Gushkara Municipality.

That we applied for conversion shali to Bastu at the office "THE BLOCK LAND AND LAND REFORMS OFFICER, AUSHGRAM-1, PURBA BURDWAN" issued the dated 21.02.2014 vide memo No. 180/Aus-1/14 and 181/ Aus-1/14 And issued the dated 09.07.2019 484/BLLRO/Aus 1/19 and 485/BLLRO/Aus 1/19 the said office granted the conversion Shali to Bastu in favour of Debasis Hajra And Himanish Hajra.

8. **That** we initially desire to construct the building and applied towards the Gushkara Municipality for building permit and building plan was sanctioned by the authority vide Building Permit No 34 dated 30.05.2013/17.06.2013 now revalidate upto 29.05.2023.

9. **That** we entered into a JOINT VENTURE DEVELOPEMENT AGREEMENT on 25TH DAY OF SEPTEMBER 2020 with M/S HAJRA ASSOCIATES (PAN NO. AAEFH4944G) a Partnership Firm , incorporated under the Partnership Act, 1932, having its office at 73BT ROAD, P.O:- TALA, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN – 700002 and the Deed is duly registered in A.R.A. - IV KOLKATA vide Deed No: 1-190404304/2020 Recorded in Volume No: 1904-2020, Page No: 250725 to 250755

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10. ALL THAT piece or parcel of vacant "Bastu" land measuring **23 Decimal** be the same a little more or less and together with all establishment rights, path, common passage, drain etc within part of **R.S. AND L.R. Dag No. 3835 & 3862 at present L.R. Khatian No. 5947 & 5948** in the name of the Land Owners in **District: Burdwan, Thana: Ausgram, Municipality: GUSHKARA, Mouza: Guskara, JI No: 110, Municipal Holding No. 76** and Street Station Road, **Ward No. 6**, Pin Code : 713128 Under the Jurisdiction of Addl. Dist. Sub Registry office at A.D.S.R. GUSHKARA, more fully and particularly described in the First Schedule hereunder written free from all encumbrances charges liens *lispendencs* acquisitions requisitions trusts of whatsoever nature.
11. We hereby certify that the above mentioned Land of us is free from all sorts of encumbrances, charges liabilities lines and *lispendents* attachment of any kind whatsoever and the Scheduled property has an absolutely clear, free and marketable title fit for equitable mortgage.
12. That we indemnify that if any legal dispute arose in future we will be solely responsible for the same and will resolve all the dispute is in any nature in Authority.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece or parcel of vacant "Bastu" land measuring **23 Decimal** be the same a little more or less and together with all establishment rights, path, common passage, drain etc within part of **R.S. AND L.R. Dag No. 3835 & 3862 at present L.R. Khatian No. 5947 & 5948** in the name of the Land Owners in **District: Burdwan, Thana: Ausgram, Municipality: GUSHKARA, Mouza: Guskara, JI No: 110, Municipal Holding No. 76** and Street Station Road, **Ward No. 6**, Pin Code : 713128 Under the Jurisdiction of Addl. Dist. Sub Registry office at A.D.S.R. GUSHKARA, and in the map or plan annexed hereto in bordered by **RED** colour is "Land" and butted and bounded in the manner as follows :-

ON THE NORTH BY: Plot No. 4598,4599,3834 & 65;

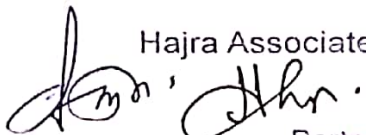
ON THE SOUTH BY: Plot No.4597 & 3858;

ON THE EAST BY : 12 Ft wide Road Municipal Road;

ON THE WEST BY : Plot No.4597 & 3836.



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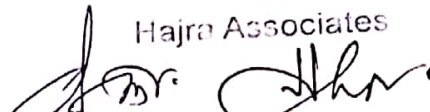
Hajra Associates

Partner
DEBASIS HAJRA & HIMANISH HAJRA

Deponent

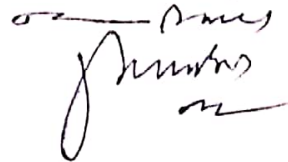
Verification

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us there from Verified by us at Kolkata on this ^{12TH} day of November 2020.

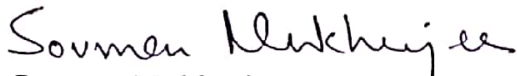
Hajra Associates


DEBASIS HAJRA & HIMANISH HAJRA

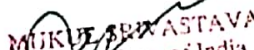
Deponent



Identified, Drafted, Read over the Content and
It is true and best of my Knowledge.


Soumen Mukherjee
Advocate, High Court Calcutta.
WB:-1572/2010

Solemnly Affirmed &
Declared Before me
on Identification of L.D. Advocates


MUKUL SRIVASTAVA
Notary, Govt. of India
Regd. No. : 8087/10



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