

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

36AB 268449



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 (1) **SRI ANANTA BAGUI** son of Late Sudin Kumar Bagui, by occupation- Business, by faith- Hindu, by Nationality- Indian, residing at 104, Dum Dum Road, P.O.- Ghughudnaga, P. S. - Dum Dum, Kolkata - 700 030, Dist- 24 Parganas (North), (2) **SMT. SUMITRA SAHA** daughter of Sri Bhola Nath Saha, by occupation- Business, by faith- Hindu, by Nationality- Indian, residing at 11/A, Anjanharh, P.O.- Ghughudnaga, P. S. - Dum Dum, Kolkata - 700 030, Dist- 24 Parganas (North), Partner of the firm under the name and style of **M/S. JAGANNATH CONSTRUCTION**, a Partnership firm having its registered office at 104, Dum Dum Road, P.O.- Ghughudnaga, P. S. - Dum Dum, Kolkata - 700 030, Dist- 24 Parganas (North).

08 SEP 2020

We, (1) **SRI ANANTA BAGUI** & **SMT. SUMITRA SAHA** 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

"JAGANNATH APARTMENT" 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 Three Nos. of Development Agreement with Sri Nani Gopal Saha, Sri Monoranjan Saha in respect of **ALL THAT** piece or parcel of land admeasuring 2 (Two) Cottaha 10 (Ten) Chittacks sq. ft. be the same a little more or less along with Kancha Structure measuring 500 (Five hundred) Sq. ft. more or less, lying and situated at Mouza - Kalidaha, comprise in Parts of E.P. No. 19, S.P. No. 24, C.S. Plot No. 19 (P), J. L. No. 23,, Holding No. 24, Kunja Mallick Bag Colony, Kolkata- 700030, within the local limits of South Dum Dum Municipality, ward No. 16, Police Station - Dum Dum, within the Jurisdiction of the Sub-Registration Office of Cossipore Dum Dum, District 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 **24 (Twenty four month)** from the date of sanction Plan from the concern South Dum Dum Municipality.

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.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.



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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 JAGANNATH CONSTRUCTION

Ananta Bagui
Sumitra Saha PARTNER

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 8th Day of September, 2020.

For JAGANNATH CONSTRUCTION

Ananta Bagui
Sumitra Saha PARTNER

Deponent

Identify by me:

Debsundar Daripa

DEB SUNDAR DARIPA
ADVOCATE
C.T.B.A, 14, Beliaghata Road, Kol-15

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

SARBANI MITRA
NOTARY
Regd. No.-5515/09

08 SEP 2020