

भारतीय गैर न्यायिक



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

17AB 213064



BEFORE THE NOTARY PUBLIC

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Shishir Gupta, son of Late Shree Bhagwan Gupta and Mr. Sk Nasir, son of Late Sk Rashid, both are working for gain at T-68, Teghoria Main road, Kolkata - 700157, being the Director of Realtech Nirman Private Limited, promoter/developer of the proposed project Hijibiji

We, Shishir Gupta and Sk Nasir being the Director of Realtech Nirman Private Limited, promoter/developer of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/ Promoter have/ has a legal title to the land on which the development of the project is proposed

OR

We have /has a legal title to the land on which the development of the proposed project is to be carried out

AND

**B. N. SAHA**  
**NOTARY**  
Bikash Bhawan  
North Block, 02, Phase  
Bhikannagar, Kolkata  
West Bengal

12 SEP 2018



নম্বর : 7599

সন ও তারিখ : 31/01/18

প্রেরতার নাম : A. Dey, AAV

ঠিকানা : High Court, Calcutta

মূল্য : Rs. 10

ভেজার :    
 হাইকোর্ট কোর্ট

জেলা :

প্রেরিত তারিখ : 4 JAN 2018

মোট টাকার মূল্য : RS. 300000

প্রেরিত : 

স্বাক্ষর : শ্রী সঞ্জয় সেন



CHIEF CLERK (MONEY)

11/1/18





A legally valid authentication of title of such land along with and 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.
3. That the time period within which the project shall be completed by me/promoter is 31<sup>st</sup> December, 2022.
4. That seventy percent of the amounts realized by me/promoter for the real estate project form 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 month 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 been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I/ Promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I/ Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot of building, as the case may be, on any grounds.

*S K Naha*  
SK Naha

Deponent

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Kolkata on this 12 day of Sep' 18

*S K Naha*  
SK Naha

Deponent

Solemnly Affirmed  
&  
Declared Before me  
on Identification of Adversary

B. N. SAHA  
NOTARY

12 SEP 2018

**B. N. SAHA** Identified by me  
**NOTARY**  
Bikash Bhawan  
North Block, Gr. Floor  
Baidyanagar, Kolkata  
West Bengal  
*Ayusman Dey*  
**Ayusman Dey**  
Advocate  
High Court Calcutta



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High Court Calcutta  
Advocate  
Ajaymou Deb

SEP 1951