



পশ্চিমবঙ্গ 24 PARGANAS & CALCUTTA WEST BENGAL

28AB 906945



BEFORE THE NOTARY PUBLIC
GOVT. OF INDIA 24 PGS. CALCUTTA

10/8/20

{See rule 3(2) of West Bengal Housing Industry Regulation Rules 2018}

AFFIDAVIT CUM DECLARATIONS

1. Affidavit cum Declaration of *M/S CHHAYANEER CONSTRUCTION AND DEVELOPER LLP* hearing after referred to as '*The Partnership Firm*' having its office address - 170, Lake Town, P.O. & P.S. - Lake Town, Block - B, 1st floor, Kolkata - 700089, West Bengal, of the one going Project named '*Roudra Chhaya Apartment*' situated at *Mouza - Reckjoani*, in Touzi No. 2998 of present Touzi No. 10, J.L. No. 13, under old Khatian No. 1531, R.S. Khatian No. - 1999, L.R. Khatian No. 6169 at present *L.R. Khatian No. 8396 & 8397*, in old Dag No. 1456/1702, Current *R.S. & L.R. Dag No. 1534*, Naipukur Road, within the local limits of Rajarhat Bishnupur 1-No. Gram Panchayet, P.S. - Rajarhat, District - North 24 Parganas, Kolkata - 700135.

14 DEC 2020



For CHHAYANEER CONSTRUCTION & DEVELOPER LLP Contd.....P/2
Sankhānāl
Partner
Susmita Ghosh Ali
Partner



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 on the percentage of completion of the project.

For CHHAYANEER CONSTRUCTION & DEVELOPER LLP Contd.....P/3
Sk. Sankhānāl
Partner
Susmita Ghosh Ali
Partner

14 DEC 2020

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2. Represented by its Partners (1) *Sk. Sultan Ali*, Son of – Late Sk. Panchu, Aged 57 years, (2) *Smt. Sushita Ghosh Ali*, Wife of – Sk. Sultan Ali, aged 56 years, both are residing at – B-12, Chinarpark, New town road, P.O. – Hatiara, Kolkata – 700157, of the ongoing project do here by solemnly declare, undertake, and state as under.

3. That the firm has a legal title the land on which the declaration of the ongoing project is carried out by virtue of a Registered Development Agreement being No. I-190404720, dated 14/10/2020.

AND

All legally valid authentication of title of such land along with an authenticated copy of the Agreement between such owners and the Partnership firm for development of the real estate project are enclosed herewith.

4. That the said land is free from all encumbrances.

5. That the time period within which the project shall be completed by the Partnership firm within the date of July 2022.

6. That Sixty percent of the amounts realized by the Partnership Firm for the real estate project from the allottees (per fro forma agreement for sale) from time to time shall be deposited in a separate account to be maintained in a schedule Bank to cover the cost of construction and the land cost and shall be used only for that purpose.

7. That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion of the percentage of completion of the project.

8. 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 the Partnership firm shall get the accounts audited within six months after the end of every financial year by 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 on the percentage of completion of the project.



For CHHAVANEER CONSTRUCTION & DEVELOPER LLP

For CHHAVANEER CONSTRUCTION & DEVELOPER LLP

Contd.....P/3

Sk. Sultan Ali
Partner

11 4 DEC 2020 *Susmita Ghosh Ali*
Partner

10. That the Partnership firm shall take all the pending approvals on time from the competent authorities.

11. That the Partnership has furnished such other documents as have been prescribed by the rules and regulations made under the act.

12. That the Partnership firm shall not discriminate against any allotted or allottees at the time of allotment of any apartment plot or building as the case may be on any grounds.

For M/S CHHAYANEER CONSTRUCTION
& DEVELOPER LLP

For CHHAYANEER CONSTRUCTION & DEVELOPER LLP

1. *Sk. Anjanali*

Partner
For CHHAYANEER CONSTRUCTION & DEVELOPER LLP

2. *Susmita Ghosh Ali*

Partner
SIGNATURE OF THE DEPONENTS

Verification

The Contents of my Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on the *14th* day of December, 2020.

For CHHAYANEER CONSTRUCTION & DEVELOPER LLP

1. *Sk. Anjanali*

Partner
For CHHAYANEER CONSTRUCTION & DEVELOPER LLP

2. *Susmita Ghosh Ali*

Partner
SIGNATURE OF THE DEPONENTS

Identified by me :-



Solemnly Affirmed on this *14th*
day of *Dec* 20
Identified by *Sk. A. Sen* Advocate

SP Sen
NOTARY
Reg. No. 308/89
Govt. Of India

14 DEC 2020