



बंगाल WEST BENGAL

Before the Notary of  
Alipore Judges Court,  
Calcutta-27

**FORM—A**

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

**BEFORE THE LEARNED NOTARY PUBLIC, ALIPORE**  
**AFFIDAVIT CUM DECLARATIONS**

- 1) Affidavit cum Declaration of **M/S. REAL GROUP** (hereinafter referred to as "The Partnership firm", having its office at 165-A-1, Sarat Chatterjee Road, P.O. & P.S.- Parnasree, Kolkata-700060, District South 24 Parganas, West-Bengal, of the on-going project named "**SHEFALI APARTMENT**", situated at Parnasree Pally Samavaya Samiti Scheme Plot No. **204 & 170**,  
**M/s. REAL GROUP**

1) Ashish Kumar Saha

Partner:  
2) Ujjwal Bose

3) Sumant Majumdar



15 NOV 2020

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SL. NO. 66 DT. 09.07.2020  
VALUE OF N. I. STAMP RS. 15/-  
NAME OF PURCHASER. AP S Talwar H.O.  
ADDRESS. Bha...  
K... 27

H. MUKHERJEE  
STAMP VENDER S.O. BUDGE BUDGE







Mouza - Behala, J.L No. 2, D.S.R.- Alipore and A.D.S.R.- Behala, under C.S. Khatian No. 66, C.S Dag No. 662, 663, 664, 664, being known, renumbered as Premises No. **118**, Sarat Chatterjee Road, Assessee No. 41-131-17-0118-0, Ward No. **131** under The Kolkata Municipal Corporation (S.S Unit), P.S. Behala now Parnasree, Kolkata - 700060, District South 24 Parganas, West-Bengal, India, within the local ambit of Kolkata Municipal Corporation, represented by its Partners namely **1. MR. ASHISH KUMAR SAHA**, son of Late Gokul Ranjan Saha, aged about **55** years, by faith- Hindu, by Nationality - Indian, by occupation - Business, resident of 125, Parnasree Pally, P.O. & P.S.- Parnasree, Kolkata-700060, District South 24 Parganas, **2. MR. SUMANTA ROY**, son of Late Sudhir Kumar Roy, aged about **57** years, by faith- Hindu, by Nationality - Indian, by occupation - Business, resident of 45/11A, Mahendra Banerjee Road, P.O. & P.S. Parnasree, Kolkata-700060, District South 24 Parganas and **3. MR. UJJAL BASAK**, son of Sri Narendra Nath Basak, aged about **51** years, by faith - Hindu, by nationality - Indian, by occupation - Business, resident of 8/1, Parnasree Pally, P.O. & P.S.- Parnasree, Kolkata-700060, District South 24 Parganas of the ongoing project do hereby solemnly declare, undertake and state as under :-

- 2) 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-05947/2019 dated 07/06/2019.

**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.

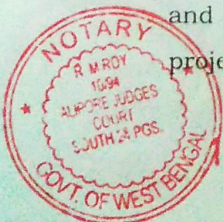
M/s. REAL GROUP

*Ashish Kumar Saha, 2) Ujjal Basak*

15 NOV. 2020

Partners

*Sumanta Roy*





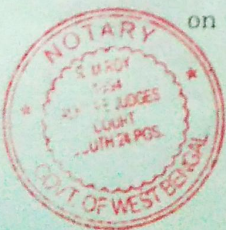


- 3) That the said land is free from all encumbrances.
- 4) That the time period within which the project shall be completed by the proprietorship firm within the date of December, 2021.
- 5) That seventy per cent of the amounts realized by the Proprietorship firm for the real estate project from the allottees (as per proforma 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 shall be used only for that purpose.
- 6) 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.
- 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.
- 8) That the Partnership firm shall get the accounts audited within six months after the end of even 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 to the percentage of completion of the project.
- 9) That the Partnership firm shall take all the pending approvals on time from the competent authorities.

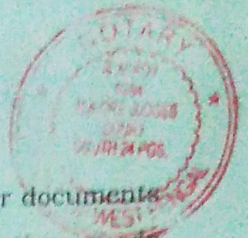
M/s. REAL GROUP

*Aditya Kumar Saha, 2) Ujjal Basak*  
*3) Sumanta M*  
PARTNER

15 NOV 2020







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

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

M/s. REAL GROUP ~~FOR~~ M/S. REAL GROUP

1. Ashish Kumar Saha
2. Partner
3. Suranta Roy

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 15<sup>th</sup> Day of November, 2020.

M/s. REAL GROUP

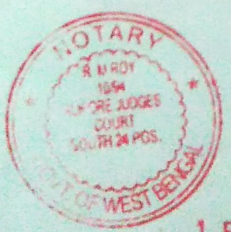
1. Ashish Kumar Saha
2. Partner
3. Suranta Roy

DEPONENTS

Solemnly affirmed before me on this 15<sup>th</sup> Day of November, 2020.

Signature (s) Executant (s)  
attested on identification  
at Alipore Judges Court,  
Cul-700027, under Notaris  
Act, 1957

Identified by me,  
Identified by me  
Debasree Saha  
Advocate.



R.N. ROY  
15/11/2020  
R.N. ROY  
Notary, Govt of West Bengal  
Regd. No.-10/94

15 NOV. 2020