

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



Form 'A'
[See Rule 3(2)]



DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER

Affidavit-cum-Declaration

Affidavit-cum-Declaration of **SRI AVIJIT SAHA**, son of Sri Basudeb Saha, by caste Hindu, by occupation Business, by Nationality by Indian residing at 39, Jay Narayan Banerjee Lane, P.S. Baranagar, Kolkata-700 036, promoter (Partner of Firm and authorized attorney of Firm) of the proposed project.

I, Sri Avijit Saha promoter of the proposed project do hereby solemnly declare, undertake and state as under :-

1. That promoter has a legal title to the land on which the development of the proposed project is to be carried out.

BUDDHAJIT REALITY

Amrit Saha

Parties

27 FEB 2020

Goutam Chakrabarty

Advocate
Calcutta

NAME _____ High Court
ADD _____
Re _____
17 FEB 2020
SURANJAN MUKHERJEE
Licence Stamp Vendor
C. E. Court
2 B 3, K S. Road, Kolkata

17 FEB 2020

17 FEB 2020



AND

A legally valid authentication of the agreement between the 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 promoter is 24 months (November -2019 to November 2021).
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees. from time to time, shall be deposited to 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

BUDDHAJIT REALITY

Anirudh Saha

Partner

27 FEB 2020



- 8. That I/promoter shall take all the pending approvals from the competent authorities
- 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.

Anirudh Sen
Deponent

Verification

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

Verified by me at^{24th}..... on this day of February 2020

- Anirudh Sen
Deponent

*9 dentli meakur,
Santam Chaulu
Aseale*

BUDDHAJIT REALITY
Anirudh Sen
Partner

Solemnly affirmed and declared
before me on Identification
Anirudh Sen
ASIS KUMAR SEN
City Civil Court
Kolkata
Reg No 13802/18 Govt of India

27 FEB 2020

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AVIJIT SAHA

BASUDEV SAHA

20/07/1979

Permanent Account Number

CFIRS8983R

Avijit Saha

Signature



18/7/2013

Avijit Saha

BUDDHAJIT REALITY

Avijit Saha

Partner

7220/17 IV 4576/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A.R.A. III

V 520616

21/8/17
11-9-17
9-29/12/17

Verified that the Documents submitted to me for registration are in accordance with the provisions of the Registration Act, 1908 and the rules thereunder.

Additional Registrar of Assurances III Kolkata

GENERAL POWRE OF ATTORNEY

Additional Registrar of Assurances III Kolkata
21/8/2017

TO ALL TO WHOM THESE PRESENTS SHALL COME I, MRS. CHAMPA SAHA SEND GREETINGS:

WHEREAS by a Deed of Partnership dated 28th September, 2016, the aforesaid MRS. CHAMPA SAHA and MR. AVIJIT SAHA had entered into a partnership business in accordance with the provisions of the Indian Partnership Act, 1932 to commence and carry on business activities in the name and style of as "BUDDHAJIT REALITY", with its principle place of business at 28/3, Joy Narayan Banerjee Lane, P.S. & P.O. Baranagar, Kolkata-700 036, Dist- 24 Parganas (North), which is primarily engaged in the business of civil construction / development works.

BUDDHAJIT REALITY

Partner

52772

GAUTAM CHAKRABORTY
Advocate
High Court at Calcutta

7 AUG 2017
SURANJAN MURMERJEE
Licensed Stamp Vendor
C. C. Court

- 7 AUG 2017

- 7 AUG 2017



Additional Registrar of
Assurances 111 Kolkata
7 AUG 2017

Gautam Chakraborty
Advocate
High Court, Calcutta

AND WHEREAS being personally unable to attend to the affairs of this business as partner in respect of the aforesaid partnership business of "BUDDHAJIT REALITY", I am desirous of appointing my partner Sri Avjit Saha to represent me for the purposes hereinafter set forth **NOW KNOW ALL MEN BY THESE PRESENTS** that I, the MRS. CHAMPA SAHA Wife of Sri Debjit Saha, by Faith Hindu, By Occupation Business, by Nationality Indian, Residing at 39, Joy Narayan Banerjee Lane, P.S. & P.O. Baranagar, Kolkata-700 036; do hereby nominate, constitute and appoint my aforesaid partner SRI AVJIT SAHA, son of Sri Basudev Saha, by faith Hindu, by occupation Business, residing at 39, Joy Narayan Banerjee Lane, Kolkata-700036, India to be my true and lawful attorney for me and in my name and on my behalf to do and execute all or any of the following acts, deeds and things, that is to say :—

1. To let out and receive rents and profits and income of all houses, lands, car parking spaces, garages, tenements and hereditaments, farms, fields, gardens which are now and/or which may hereafter be owned exclusively by M/s. Buddhajit Reality and/or jointly with any other person or persons either absolutely or by way of mortgage or howsoever otherwise.
2. To look after and maintain all or any such lands, houses and buildings belonging to the said partnership firm M/s. Buddhajit Reality as occasion may require and to do every other act and thing for the maintenance of the same or any part thereof.
3. To sell and dispose of all or any estates and effects which now is or are and/or at any time hereafter may be owned by M/s. Buddhajit Reality and/or come into existence as a result of development work undertaken by the partnership firm being the partnership business's share in respect of the said project or the result of any business activities by or involving the aforesaid partnership firm in any way whatsoever, under the law, in the due exercise of any power and powers vested in me as partner in any manner whatsoever in accordance with the law and to give notices and do all other acts, if any, that may be necessary in order to entitle me to execute such power and to appoint Receivers, effect insurances and exercise all other

BUDDHAJIT REALITY

Avjit Saha

Partner

powers, if any, vested in me as partners of M/s. Buddhajit Reality in respect of any such property in accordance with the law and the said sum thus acquired shall be deposited in the current account of the partnership firm M/s. Buddhajit Reality.

4. To purchase, procure and enter into possession of any hereditaments and premises conveyed, assigned, handed over, surrendered to and/or for M/s. Buddhajit Reality in so far as the partnership business is concerned and put the same to such uses and in such manner as my said attorney shall deem most beneficial to me as partner.
5. To invest our share of profits from the partnership business, in full or part, at interest on the mortgage of any immovable property of the partnership firm, of freehold or leasehold tenure or on the mortgage of stocks, funds or other securities or to invest any of our aforementioned moneys in Government securities or loans or Post Office Savings Bonds, War Bonds, Treasury Bill or other safe securities or on pledge or mortgage of moveable property and to deposit the same with any merchants, firms, banks or bankers with or without securities and such investments shall be made in the name of the partnership firm or of any persons in trust for the partnership firm and from time to time to vary the investments or any of them in or for others of the same or a like nature as my said attorney shall think fit. The Attorney may withdraw money or issue cheque on behalf of the firm as signatory authority.
6. To ask, demand, sue for, recover and receive of and from all persons, companies and bodies politic or corporate in Kolkata or elsewhere whom it shall or may concern, all sums of money, deposits, advances, stocks, funds, interest, dividends, debts, dues, goods, effects, things and immovable properties of whatsoever nature which may be in the custody of any person whatsoever, and description which now are or which at any time or times during the subsistence of these presents shall or may be or become due, owing, payable, deliverable and belonging to the partnership firm and/or come into existence as a result of development work undertaken by the partnership firm being the partnership business's share in respect of the

BUDDHAJIT REALITY

Amirul Islam

Partner

said project or the result of any business activities by or involving the partnership firm in any way whatsoever by any right, title, ways or means howsoever and upon receipt or delivery thereof or any part thereof in our or his name or otherwise as the case may require to make, sign, execute or deliver such receipts or discharges for the same as my said attorney shall think fit or be advised.

7. To pay and discharge all or any debt, debts, sum or sums now due or hereafter to become due or owing by the partnership firm to any person or persons whomsoever.

8. To commence, prosecute, enforce, defend, answer or oppose all actions, suits and other legal proceedings and demands touching any of the matters in which the partnership firm is and may hereafter be interested or concerned and also, if thought fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action, suit or legal proceedings as aforesaid and in such actions to file such appeals, applications for review, revision or otherwise as my said attorney shall think fit.

9. To appear in Courts and to petition for a receiving order or orders in bankruptcy against any debtor or debtors and to prove any debt or debts due to the partnership firm and to vote in the choice of assignees, trustees and committees and to oppose or consent to the provisional or final discharge of any such bankrupt debtor or debtors, to receive any dividend or dividends and to vote at meetings of creditors for approval of composition schemes or on other questions arising in their insolvencies and also to act in any other matters concerned with the bankruptcy estate or affairs of such debtor or debtors, and to take or receive any dividend money from the Official Assignee or any such Officer or Receiver.

10. To appear on behalf of the partnership firm and represent my interests before the Collector or Commissioner of Income-tax, Collector of Land Revenue and Municipal Officer for the renewal or grant of Licence or permit or for other purposes as may be necessary under the Local Acts or

BUDDHAJIT REALITY

Anirudh Saha

Partner

Rules and Regulations or before any Public or Government Officer or authority whomsoever.

11. To declare and affirm all Plaints, Written Statements, Applications, Petitions, Affidavits and other necessary documents in our names and on my behalf and to appear before any Judge, Magistrate or other Officer empowered by law to hear any suit or proceedings or any other inquiry relating to any of the matters relating to me or in which I may be interested as partners of M/s. Buddhajit Reality.

12. To adjust, settle, compromise or submit to arbitration any accounts, claims, debts, demands, disputes and matters touching any of the matters which are now subsisting and may hereafter arise between us and any persons whomsoever and in such manner and in all respects as my said attorney shall think fit.

13. To purchase, sell, endorse or negotiate securities of the State Government and/or the Central Government or of any Local or semi-Government body or share of Joint Stock Companies and other securities.

14. To attend, vote at and otherwise take part in all meetings of shareholders, creditors held in connection with any Joint Stock Company or Corporation or business concern of which we may be shareholders or partners or creditors or with which we are concerned or in relation to any of our investments and to sign proxies for the purpose of voting thereat or for any other purposes concerned therewith as freely as I myself could do.

15. To sign, execute, register and/or otherwise perfect or cause to be signed, executed, registered and perfected any deed and/or document, Agreement, Lease, Conveyance, Reconveyance, Assignment, Surrender, Reassignment, Transfer of Mortgage and other assurances for and behalf of me being the partners of the partnership firm M/s. Buddhajit Reality which may in the opinion of my said attorney be expedient or necessary for any of the foregoing purposes that may be necessary in that connection and the proceeds arising out of such shall be deposited in firm's Bank Account.

BUDDHAJIT REALITY

Amor Sah

Partner

16. To appoint and employ such agents, attorneys, advocates, substitutes and/or other persons at such remuneration and on such terms and with such powers as my said attorney may think proper and to dismiss and discharge the same for and behalf of me being the partners of the partnership firm M/s. Buddhajit Reality.

17. In general to do all other acts, deeds, matters and things whatsoever in and about the estate, property and affairs of the partnership firm herein either particularly or generally described as amply and effectually to all intents and purposes as I could do in my own proper person for and behalf of me being the partners of the partnership firm M/s. Buddhajit Reality.

18. And for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted I hereby declare that the powers hereby granted shall not in any case be deemed to revoke any power or authorities heretofore given by me to my attorney or be deemed to be limited to such transactions and matters as are herein expressly mentioned but the same are intended to extend and shall in all cases extend to any other matters or transactions not herein precisely mentioned or defined which in the course of the general business may by my attorney be deemed to be requisite or expedient to be done or performed.

AND I hereby for myself, my executors and administrators, agree to ratify and confirm all and whatsoever my said attorney or any representative(s) acting under him shall or purport to do or cause to be done by virtue of these presents.

Be it noted that this Power of Attorney is being granted in favour of the said Attorneys without any consideration and no interest or right of the Attorneys is created on the property which is subject matter of the Power of Attorney and that further the said Attorneys should not hereby obtain or have Power to make any Construction, Development work on the said property. This is revocable Power of Attorney.

BUDDHAJIT REALITY

Anirudh S

Partner

IN WITNESS WHEREOF I, MRS. CHAMPA SAHA the executants hereto put our hand and seal this 21st day of August, 2017 in present of Witnesses.

SIGNED AND DELIVERED

In the presence of:

1. Somata Lata
6, old Post office St
Kol-1

Champa Saha
MRS. CHAMPA SAHA
EXECUTANT

2. Buddhajit Mukherjee
6, old Post office St.
Kol-700001

Anirudh Saha
SRI AVIJIT SAHA.
SIGNATURE OF POWER OF ATTORNEY HOLDER

Drafted By.

Goutam Chakraborty

Goutam Chakraborty
Advocate
High Court, Calcutta.
Reg No. WB/1415/1999



BUDDHAJIT REALITY
Anirudh Saha
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AVIJIT SAHA
BASUDEV SAHA



20/07/1979
Permanent Account Number
CFIRS8983R



Signature

Avijit Saha



BUDDHAJIT REALITY

Avijit Saha

Partner

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

CHAMPA SAHA
 MONORANJAN GHOSH
 21/01/1982
 Permanent Account Number
CSIPS3594R
 Signature







ChamSaha

In case this card is lost, please inform / return to
 Income Tax PAN Services Cell, T11S
 Plot No. Sector 11, CBD Belapur
 New Mumbai - 400 614.



इस कार्ड को खोने पर कृपया सूचना दें/वापस करें।
 आयकर PAN सेवा केंद्र, टी 11 एस
 प्लॉट नं. सेक्टर 11, सीबीडी बेलपुर
 नया मुंबई - 400 614.

BUDDHAJIT REALITY
Anish Sah
 Partner

SD 12


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD KTF3808854
 পরিচয় পত্র

Elector's Name Champa Saha
 নির্বাচকের নাম চম্পা সাহা
 Husband's Name Debjit Saha
 স্বামীর নাম দেবজিৎ সাহা
 Sex F
 লিঙ্গ ♀
 Age as on 1.1.2005 22
 ১.১.২০০৫-এ বয়স ২২

Champa Saha

Address:
 39 Jay Narayan Banerjee Lane 1, Baranagar, North 24 Parganas 700036

ঠিকানা:
 ৩৯ জয়নারায়ণ বন্দ্যোপাধ্যায় লেন ১, বরানগর, উত্তর ২৪ পরগণা ৭০০০৩৬



Facsimile Signature
 Electoral Registration Officer
 নির্বাচন নিবন্ধন কর্মকর্তা

Assembly Constituency: 137-Baranagar
 বিধানসভা নির্বাচন কেন্দ্র: ১৩৭-বরানগর
 District: North 24 Parganas জেলা: উত্তর ২৪ পরগণা
 Date: 07.07.2006 তারিখ: ০৭.০৭.২০০৬

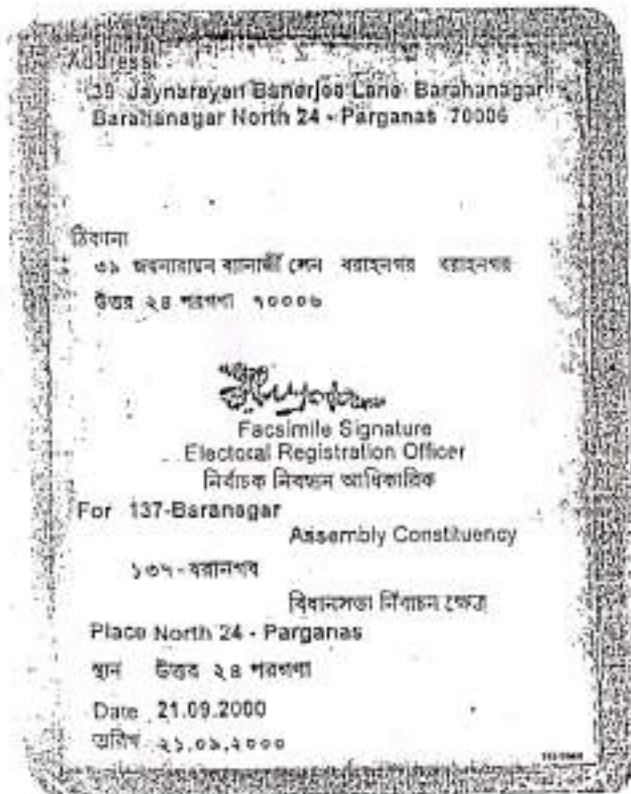
BUDDHAJIT REALITY

Anish Saha

Partner



Abhijit Saha



BUDDHAJIT REALITY

Abhijit Saha

Partner

SPECIMEN FORM FOR TEN FINGER PRINTS (G)

Signature of the
executants/Vendors
/Developers/
Presentants

Champa Saha



Little



Ring



Middle
(Left hand)



Fore



Thumb

L
H



Thumb



Fore



Middle
(Right Hand)



Ring



Little

R
H

Anirudh Saha



Little



Ring



Middle
(Left hand)



Fore



Thumb



Thumb



Fore



Middle
(Right Hand)



Ring



Little

Little

Ring

Middle
(Left hand)

Fore

Thumb

Thumb

Fore

Middle
(Right Hand)

Ring



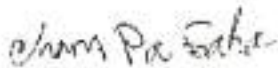
Little

BUDDHAJIT REALITY
Anirudh Saha
Partner



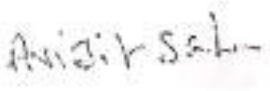
Major Information of the Deed

Deed No :	IV-1903-04576/2017	Date of Registration	21/08/2017
Deed No / Year	1903-1000291745/2017	Office where deed is registered	
Deed Date	21/08/2017 12:03:31 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	GOUTAM CHAKRABORTY HIGH COURT CAL, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433222175, Status : Advocate		
Transaction	Additional Transaction		
[4002] Power of Attorney, General Power of Attorney			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:4B(d))	Rs. 7/- (Article:E)		
Remarks			

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mrs CHAMPA SAHA Wife of Mr DEBJIT SAHA Executed by: Self, Date of Execution: 21/08/2017 , Admitted by: Self, Date of Admission: 21/08/2017 ,Place : Office	 <small>21/08/2017</small>	 <small>LTH 21/08/2017</small>	 <small>21/08/2017</small>
39, JOY NARAYAN BANERJEE LANE, P.O:- BARANAGAR, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CSIPS3594R, Status :Individual, Executed by: Self, Date of Execution: 21/08/2017 , Admitted by: Self, Date of Admission: 21/08/2017 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AVIJIT SAHA (Presentant) Son of Mr BASUDEV SAHA Executed by: Self, Date of Execution: 21/08/2017 , Admitted by: Self, Date of Admission: 21/08/2017 ,Place : Office	 <small>21/08/2017</small>	 <small>LTH 21/08/2017</small>	 <small>21/08/2017</small>
Son of Mr BASUDEV SAHA Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India. PAN No.:: CFIPS8983R, Status :Individual, Executed by: Self, Date of Execution: 21/08/2017 , Admitted by: Self, Date of Admission: 21/08/2017 ,Place : Office				

BUDDHAJIT REALITY

Avijit Saha

Partner

Other Details :

Name & address

GOUTAM CHAKRABORTY

Son of Mr T P CHAKRABORTY

H C CAL, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male. By

caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs CHAMPA SAHA, Mr AVIJIT SAHA

Goutam Chakraborty

21/08/2017

Endorsement For Deed Number : IV - 190304576 / 2017

On 21-08-2017

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (d) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11:32 hrs on 21-08-2017, at the Office of the A.R.A. - III KOLKATA by Mr AVIJIT SAHA ,Claimant.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 21/08/2017 by 1. Mrs CHAMPA SAHA, Wife of Mr DEBJIT SAHA, 39, JOY NARAYAN BANERJEE LANE, P.O: BARANAGAR, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business, 2. Mr AVIJIT SAHA, Son of Mr BASUDEV SAHA, 39, JOY NARAYAN BANERJEE LANE, P.O: BARANAGAR, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession Business

Identified by Mr GOUTAM CHAKRABORTY, , Son of Mr T P CHAKRABORTY, H C CAL, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 52992, Amount: Rs.50/-, Date of Purchase: 07/08/2017, Vendor name: Suranjan Mukherjee

Malay Kanti Das

Malay Kanti Das
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

BUDDHAJIT REALTY

Anirban Saha

Partner

Scanned with CamScanner

Certificate of Registration under section 60 and Rule 69.
Registered in Book - IV
Volume number 1903-2017, Page from 116643 to 116661
being No 190304576 for the year 2017.



Digitally signed by MALAY KANTI DAS
Date: 2017.08.25 13:49:30 +05:30
Reason: Digital Signing of Deed.

(Malay Kanti Das) 25-Aug-17 1:49:29 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)

BUDDHAJIT REALITY
Anisir sah
Partner