भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL 35AB 457193

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS

SUDIP CHAUDHURI NOTARY 6584/2008 BIDHANNAGAR COURT N 24 PGS. GOVT. OF INDIA

FORM 'A'

[SEE RULE 3 (2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vicky Singh promoter of the proposed project namely Royal Enclave Phase – I (TOWER NOS. 4, 5 & 6) at Mouza – Hudarait.

I, Vicky Singh, promoter of the proposed project of All that piece and parcel of land measuring 41 (Forty Nine Point Five) Decimals equivalent to 1 Bigha 4 Cottah 12 Chittack 39.6 sq.ft. be the same a little more or less lying situate at Mouza – Hudarait, J. L. No. 54, R.S. No. 224, Touzi No. 10, Pargana – Kalikata comprised in R.S. & L.R Dag No. 2673 appertaining to L.R. Khatian

S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs.

10 JAN 2020

508

01 NOV 2019

No.....Rs.- 10/- Date.....

Name: Bharati Infraventure Pvt Ltd

Address: AH-51 Merlin Infinite Salt Lake Kol-91

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Nos. **2197, 1616 & 2160** under the police station- Rajarhat within the limits Chandpur Gram panchayet, Additional District sub Registration office at Bidhannagar in the District of North 24-parganas hereinafter referred to as "THE SAID LAND" for the project namely Royal Enclave Phase – I at Mouza – Hudarait, do hereby solemnly declare, undertake and state as under:

1. That 1) Shankari Naskar, 2) Barnali Mondal and 3) Panchami Naskar has a legal title to the land. The owner no. 1 separately and owner nos. 2 and 3 jointly, vide two separate Development Agreements 1) recorded in Book No. I, Volume no. 1523-2019, Pages 76046 to 76098 being No. 152301905 for the year 2019 dated 15th February, 2019, and 2) recorded in Book No. I, Volume no. 1502-2018, Pages 28864 to 28912 being No. 150201022 for the year 2018 dated 14th March, 2018, respectively, both are duly registered with the office of A.D.S.R. Rajarhat and D.S.R. II, North 24 Parganas respectively, and for the purpose of the same two Development Power of Attorneys were also granted in favour of the above named Developer 1) duly recorded in Book No. I, Volume no. 1523-2019, Pages 77773 to 77796 being No. 152301956 for the year 2019 dated 15th February, 2019, registered with the office of A.D.S.R., Rajarhat, North 24 Parganas, and 2) recorded in Book No. I, Volume no. 1502-2018, Pages 30702 to 30736 being No. 150201090 for the year 2018 dated 19th March, 2018, duly registered with the office of D.S.R. II, North 24 Parganas, respectively for the development of the land on which the proposed project is to be carried out.

   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.

3. That the time period within which the project shall be completed by me is 31st December, 2024.

4. That the seventy per cent of the amounts realised by me 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 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.

SUDIP CHAUDHURI
NOTARY
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10 JAN 2020

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 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 withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That I shall take pending approval on time, from the competent authorities.

8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any ground.

S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs

Dharitri Infraventure Pvt. Ltd.

Director

DEPONENT

10 JAN 2020

SUDIP CHAUDHURI ★ NOTARY 6584/2008 ★ BIDHANNAGAR COURT 24 PGS (N) GOVT. OF INDIA

VERIFICATION

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

Verified by me at Kolkata on this 10th day of January, 2020

Dharitri Infraventure Pvt. Ltd.

Director

DEPONENT

S. CHAUDHURI
★ NOTARY ★
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs

10 JAN 2020