



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

36AB 270080

AFFIDAVIT CUM DECLARATION.

24 FEB 2008 BEFORE NOTARY PUBLIC FORM 'A'

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

1, Affidavit cum declaration of M/s. PRATHAM CONSTRUCTION (PAN AAVFP9627M) (hereinafter referred to as 'the partnership firm) a Partnership firm under Indian Partnership Act, 1932, (Act. IX of 1932) promoter of the on going project named 'DEV SHAKTI PARTMENT' thing and situated at Premises No.1, Jogendra Nath Ghosal Road, Mouza Ariadaha, Kamarhati, J.L.1, R.s. No.12, R.s. Dag No.1951 and 1932 R.s. Khatain No.1192, Touji No. 173, Ward No. 09, Holding No.341, within the local ambit of Kamarhati, Municipality P.s. Belghoria, in the Dist. North 24-Parganas. West Bengal, India.

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PRATHAM CONSTRUCTION

*Samir Kumar Ray*  
Partner



**M/s. PRATHAM CONSTRUCTION** (represented by its one of the Partner Mr. Samir Kumar Roy) promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

2. That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a Joint Development agreement with M/S PRATHAM CONSTRUCTION represented by its partners 1) Sri Amit Dasgupta 2) Ari Biswanath Deb. 3) Sri Samir Kumar Roy. 4) Sri Partha Sarathi Guha

AND

All legally valid authentications 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.

3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by the Partnership Firm within the date of 22<sup>nd</sup> September of 2021
5. That seventy per cent of the amounts realised by the Partnership Firm for the real estate project from the allottees (per proforma agreement for sale), 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.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. That the Partnership Firm 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.
8. That the Partnership Firm shall take all the pending approvals on time, from the competent authorities.
9. That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.

PRATHAM CONSTRUCTION

*Samir Kumar Roy*  
Partner

24 FEB 2020

I, Sri Samir Kumar Roy , son of Sri Sunil Kumar Roy , by Nationality Indian, by Occupation Business, residing at D/3 Lake view Park ,P.S-Baranagar, P.O-ISI,Kolkata, in the District of North 24-Parganas, WB-743122, solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

For, M/s. PRATHAM CONSTRUCTION  
PRATHAM CONSTRUCTION

*Samir Kumar Roy*  
Partner

Sri Samir Kumar Roy  
Partner

#### 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 24<sup>th</sup> day of February 2020, Kolkata

PRATHAM CONSTRUCTION

*Samir Kumar Roy*  
Partner

Sri Samir Kumar Roy  
Partner

Solemnly affirmed before me on this 24<sup>th</sup> day of February 2020, Kolkata.



Solemnly Affirmed  
before me

*S. K. Nandy*  
Notary  
Regd. No. - 10/2002

(NOTARY)

24 FEB 2020