

भारतीय गैर न्यायिक

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

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7/5/19

पश्चिम बंगाल WEST BENGAL

26AB 646309

THE NOTARY
GOVERNMENT OF INDIA
Barrackpore Court

Affidavit

Cum
Declaration

Barrackpore Court
GOVERNMENT OF INDIA
THE NOTARY

Affidavit cum declaration of M/s. Reliaheconstruction (hereafter referred to as the partnership firm) Promoter of the ongoing project name Annanya being and situated at Mouza Sodepur J.L.08, R.S No.45, Touji No. 172 R.S Dag No. 362 R.s. Khatian No. 1419, Municipal holding No. 166, within the local ambit of Panihatı Municipality under Ward 17, P.s. Khardah P.s. Sodepur, Kol-110 in North24-Pgs., West Bengal India.



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Reliable Construction (represented by its one of the Partners, Mr. Satyabrata Sinha), promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

1. 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 (1) Sri Shyamal Kumar Deb son of Lt. Sudhir Ranjan Deb, (2) Sri Utpal Kumar Deb son of Lt. Sudhir Ranjan Deb (3) Smt. Ena Deb, wife of Lt. Amal Krishna Deb (4) Smt Anamika Das daughter of Lt. Amal Krishna Deb, and (5) M/s. Reliable Construction, a Registered Partnership Firm under Indian Partnership Act,1932(Act IX of 1932) having the Registration No. L79152/2014.

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.

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Partnership Firm within the date of 31.03.2020, which is 30 (thirty) months from the date of signing the 1st. Sale Agreement.
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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.
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.

Solemnly affirm and declare
before me

A KR SAHA NOTARY
Govt of India Serampore
Reg 520/95

M/s. RELIABLE CONSTRUCTION

Satyabrata Sinha

Partner

7/5/19

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.

I, **Satyabrata Sinha**, son of Late Shyam Mohan Sinha, by Nationality Indian, by Occupation Business, residing at "DINANTA", 7, B. T. Road, Swadeshi More, P.O. Panihati, P. S. Khardah, Kolkata 700114 in the District of North 24-Parganas, 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, **RELIABLE CONSTRUCTION**

Satyabrata Sinha

SATYABRATA SINHA Partner
PARTNER

Solemnly affirmed and declared before me

Deekha

A. KR. SAHA NOTARY
Govt. of India Serampore
Reg. 520/95

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 7th day of May, 2019

M/s. **RELIABLE CONSTRUCTION**

Satyabrata Sinha

SATYABRATA SINHA Partner
PARTNER

Solemnly affirmed before me on this 7th Day of May, 2019 at Kolkata.

Identified by me

Ashok Kumar Saha

Advocate.

Attested
Deekha
A. KR. SAHA
Notary Govt. of India
Serampore
Reg. 520/95

(NOTARY)

715/19