



19 NOV 2019

চকবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

36AB 170099

BEFORE NOTARY PUBLIC  
Affidavit cum Declaration

1. Affidavit cum Declaration of M/s.Ultra Enterprise(hereina-  
 after referred to as Partnership firm) a Proprietorship  
 firm Promoter of the ongoing projectname GITANGALI APARTMENT  
 lying and situated at Mouza Ichapore, J.L. 3,R.s. No.89,  
 R.s. Dag No.2954 and 3292(P), R.s. Khatain No.3577 L.R.  
 Khatian No.15603, Municipal Holding No.136(N), within the  
 local ambit of North Barrackpore Municipality, under Ward  
 No.7(N), P.s. Noapara, in the Dist.North224-Pgs.

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No. Date

Name

Address

P.S.

Dist.

Name of Treasury :- Barrai kaorff

Name of Vender :- RANA SUR

Date of Purchase

Total Amount

Signature of Vender

15 NOV 2019

100000

RECEIVED

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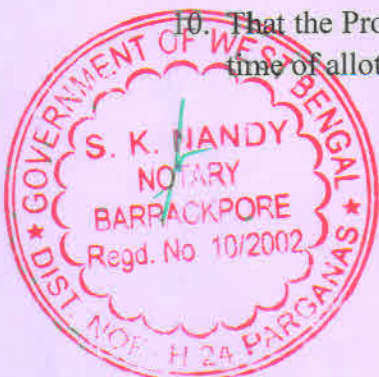
**M/s. Ultra Enterprise** (represented by its Proprietor, Mr. Dibakar Sarkar ), promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

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 Smt Dipika Mazumder W/O Late Atul Chandra Mazumder, Sri Alope Mazumder and Sri Asim Mazumder S/O- Late Atul Chandra Mazumder and Smt Dulali Mazumder W/O- Dr. Ramesh Mazumder.

*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 Proprietorship Firm within the date of 20<sup>th</sup>. December of 2021.
5. That seventy per cent of the amounts realised by the Proprietorship 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 Proprietorship 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 Proprietorship Firm shall take all the pending approvals on time, from the competent authorities.
9. That the Proprietorship Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Proprietorship 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.



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For ULTRA ENTERPRISE

Dibakar Sarkar  
Proprietor

I, Sri Dibakar Sarkar , son of Narayan Chandra Sarkar , by Nationality Indian, by Occupation Business, residing at 470/B Ananda Math ,Ichapur Nawabganj,P.O. Ichapur, P. S. Ichapur, in the District of North 24-Parganas, WB-743144, 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. Ultra Enterprise

*Sri Dibakar Sarkar*  
Proprietor

Sri Dibakar Sarkar  
Proprietor

### 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 19<sup>th</sup> day of Nov, 2019

For ULTRA ENTERPRISE

*Sri Dibakar Sarkar*  
Proprietor

Sri Dibakar Sarkar  
Proprietor

Solemnly affirmed before me on this 19<sup>th</sup> Day of Nov 2019 at Kolkata.



Solemnly Affirmed  
before me

*Sunil K. Nandy*  
Notary  
Regd. No. 10/2002

(NOTARY)

*Sri Dibakar Sarkar*  
*Proprietor*

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