

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

52AB 425647

BEFORE THE NOTARY AT BARRACKPORE  
DIST.-NORTH 24 PARGANAS

08

28 JAN 2021

Before the notary public at Barrackpore

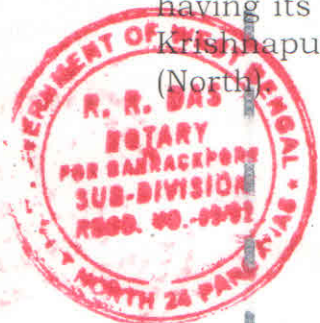
**FORM 'A'**

[See rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

**Affidavit cum Declaration**

Affidavit cum Declaration of I, **SRI MRINAL GHOSH** son of Late Monoranjan Ghosh, by occupation- Business, by faith- Hindu, by Nationality- Indian, residing at Charulata Apartment, Tarulia 2<sup>nd</sup> Lane, P.O.- Krishnapur, P. S. - New Town, Kolkata - 700 102, Dist- 24 Parganas (North), sole Proprietor of the firm under the name and style of **M/S. TARMAA CONSTRUCTION**, having its registered office at Charulata Apartment, Tarulia 2<sup>nd</sup> Lane, P.O.- Krishnapur, P. S. - New Town, Kolkata - 700 102, Dist- 24 Parganas (North)



TARMAA CONSTRUCTION

*Mrinal Ghosh*  
Proprietor

28 JAN 2021



I, **SRI MRINAL GHOSH** promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We / promoter have /has a legal title to the land on which the development of the project is proposed

OR

**"RADHARANI APARTMENT"** have/has a legal title to the land on which the development of the proposed project is to be carried out

AND

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.

OR

That details of encumbrances: I have entered into a Development Agreement with (1) Sri Partha Sarathi Roy son of Late Radha Charan Roy, (2) Smt. Gouri Roy wife of Sri Goutam Roy, (3) Smt. Gargi Chatterjee wife of soumyajit Roy and daughter of Late Goutam Roy (4) Smt. Sakti Roy wife of Late Arup Roy (5) Smt. Archana Roy wife of Late Harinath Paul and daughter of Late Radha Charan Roy, (6) Smt. Indira Banerjee wife of Anil Banerjee and daughter of Late Radha Charan Roy (7) Sri Shibashish Roy son of Sri Partha Sarathi Roy all are residing at of 91, Masjid Bari Street, P.S- Burtolla, P.O- Beadon Street, Kolkata- 700006, in respect of **ALL THAT** piece or parcel of rent free land being Plot No. "E" Comprising North West Portion 7 (Seven) Cottahs 6 (Six) Chittaks 43 (Forty three) Sq. ft. be the same a little more or less, Central Portion 6 (Six) Cottaha 0 (Zero) Chittacks sq. ft. be the same a little more or less, South West Portion 7 (Seven) Cottaha 11 (Eleven) Chittacks 11 (Eleven) sq. ft. be the same a little more or less in all total land 21 (Twenty one) Cottaha 2 (Two) Chittacks 9 (Nine) sq. ft. be the same a little more or less, lying and situated at 12 D, Barrackpore Tank Road, now renumbered as Premises No. 12D/3, B.T. Road, P.S. - Chitpur, under Kolakta Municipal Corporation Ward No. 006, Kolkata - 700002, within the Jurisdiction A.D.S.R. Sealdah, in the District of Kolkata, details of any rights, title, interest or name of any party in or over such land. That the time period within which the project shall be completed by me/promoter is within **22<sup>nd</sup> day of February, 2022** from the date of sanction Plan from the concern Kolkata Municipal Corporation.

4. That seventy per cent of the amount realized by me/promoter 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 the cost of construction and the land cost and shall be used only for that purpose.

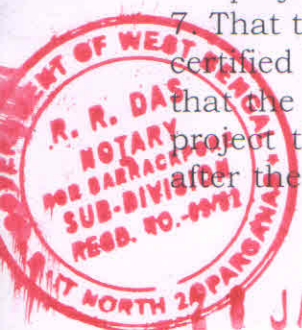
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 I s 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 account in practice, and

TARAMAA CONSTRUCTION

*Mrinal Ghosh*

Proprietor



JAN 2021



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

8. That I / promoter shall take all the pending approvals on time, 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.

TARAMAA CONSTRUCTION

*Minul Das*  
Proprietor

Deponent

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

Verified by me at Barrackpore on this 28<sup>th</sup> Day of January, 2021.



TARAMAA CONSTRUCTION

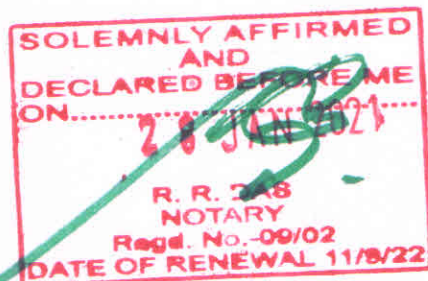
*Minul Das*  
Proprietor

Deponent

Identify by me:

*Debsundar Daripa*

**DEBSUNDAR DARIPA**  
(Advocate)  
96/1, Dum Dum Road  
Kolkata-700074



28 JAN 2021