

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20



INDIA NOTARY

NOTARIAL

NOTARIAL

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

पश्चिम बंगाल WEST BENGAL

23AA 784070

Form - A [See Rule 3(2)]

AFFIDAVIT CUM DECLARATION

1. Affidavit cum Declaration of Dipankar Sen & Soumen De Ray ( hereinafter referred to as the Partnership Firm) a partnership Firm of the on going project named as TULIKA'S lying and situated at Holding No: 96 Dakshinpara Road, ward No 27 of South Dum Dum Municipality, Kolkata 700028 P.O. Dum Dum P.S. - Dum Dum in Satgachi Mouza with J.L.No 20.

DIPANKAR SEN & SOUMEN DE RAY (represented by Dipankar Sen and Soumen De Ray) promoter of the on-going project does 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 Registered Development agreement with the owners of the said land. And all legal valid authentications of title of such land along with an authenticated copy of the agreement between owner and 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 will be completed by the partnership firm within 24<sup>th</sup> June 2023.
5. That Seventy per cent of the amount realised by the partnership firm for the real estate project from the allottees (as 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 shall be used only for the purpose.

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No. 2700/04  
C.M.'s Court  
2 & 3 Bunkishahi Street  
Kolkata-700001

23 MAR 2020

DIPANKAR SEN & SOUMEN DE RAY

*Dipankar Sen*

নং ৫৫৭৭ তারিখ ২৪/৬/১৯

Dipankar Sen  
৫৩৩, D. ২ Road  
401/55

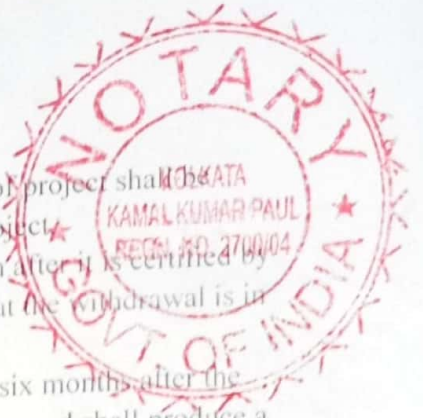
ক্রেতার নাম  
স্ট্যাম্প ভেডার স্বাক্ষর  
বর্ধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর.  
মোট স্ট্যাম্প ক্রয় তাং  
চালান নং..... মোট কত টাকা খরিদ

*[Handwritten signature]*

28 JUN 2019  
998000

ট্রান্সারী বাবাকপূর ভেডার-মিতা দত্ত

DIPANKAR SEN & SOUMEN DE RAY



6. That the amounts from the separate account, to cover the cost of project shall be withdrawn in proportion to the percentage of completion of project.
7. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered account in practice that the withdrawal is in proportion to the percentage of completion of the project.
8. 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 will be verified during the audit that the amount 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.
9. That the partnership firm will take all the pending approval on time from the competent authorities.
10. That the partnership firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That the Partnership Firm will 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 ground

We, **Dipankar Sen** Son of Hrishikesh Sen, residing at P-11, Rahara Co-Operative Colony, P.O. Rahara, Kolkata-700118, P.S. Khardah and **Soumen De Ray** Son of UshaRanjan De Ray, residing at 61 Shyam Nagar Road, P.O. Bangur Avenue Kolkata- 700055 P.S. Dum Dum, solemnly affirm that the facts stated in Paragraph 1 to 11 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

**DIPANKAR SEN & SOUMEN DE RAY**

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 23<sup>rd</sup> Day of March 2020

**DIPANKAR SEN & SOUMEN DE RAY**

Solemnly affirmed before me on this 23<sup>rd</sup> Day of March 2020 at Kolkata

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No. 2700/04  
C.M.J's Court  
2 & 3 Bunkshall Street  
Kolkata-700081

ATTESTED BY ME  
  
KAMAL KUMAR PAUL  
NOTARY Govt. of India  
REGD NO.- 2700/04

23 MAR 2020