

21/1/21



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL



Affidavit-Cum-Declaration

1. Affidavit cum Declaration of M/s. B.K.Poddar & Co. (hereinafter referred to as Partnership firm) a Partnership firm Promoter of the ongoing project name "RANJIT APARTMENT" lying and situated at K.M.C. Premises No. 171, Laskarpur Road, P.S. Bansdroni, Kolkata-700084, Kolkata Municipal Corporation, Ward No.111, District South 24 Parganas.

M/s. B.K.Poddar & Co, a Partnership firm represented by its Partner namely, **SRI BIJAY KRISHNA PODDAR AND RINA PODDAR**, 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 (1)SMT. MALA RANI DEY wife of Late Ranjit Kumar Dey and SRI CHINMAY DEY son of Late Ranjit Kumar Dey.

AND

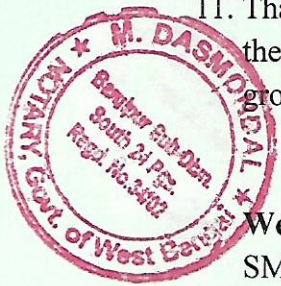


21 JAN. 2021



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 31 December of 2022.
 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
 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 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.
 9. That the Partnership Firm shall take all the pending approvals 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 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.
- We, **SRI BIJOY KRISHNA PODDAR** son of Late Nadadwip Chandra Poddar and **SMT.RINA PODDAR** wife Sri Bijoy Krishna Poddar both by faith – Hindu, by occupation – Business, by nationality – Indian, residing at 10, Sreerampur Road (North),kolkata-700084, District South 24-Parganas , West Bengal, solemnly affirm



21 JAN 2021

that the facts stated in paragraphs 1 to 11 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

For,

B. K. PODDAR & CO.

Bijoy Krishna Poddar
Partner

B. K. PODDAR & CO.

Rina Poddar
Partner



BIJAY KRISHNA PODDAR
Partner

RINA PODDAR
Partner

Verification

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

Verified by me at kolkata on this 21 day of January, 2021 at kolkata

B. K. PODDAR & CO.

Bijoy Krishna Poddar
Partner

B. K. PODDAR & CO.

Rina Poddar
Partner

BIJAY KRISHNA PODDAR
Partner

RINA PODDAR
Partner

Solemnly affirmed before me on this 21 day of January, 2021 at kolkata

(NOTARY)

Identified by me

S Mandal
Advocate.



Signature(S) Attested
On Identification

M. Dasmondal
M. DASMONDAL
NOTARY

Barui Pur Civil & Criminal Court
Regd. No.- 34/2002
Govt. of West Bengal

21 JAN 2021