

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
BEFORE THE NOTARY AT BARRACKPOKE
DIST. NORTH 24 PARGANAS

36AB 388528

09

28 JAN 2021

BEFORE THE NOTARY PUBLIC AT SEALDAH

FORM 'A'

[See rule 3(2)]

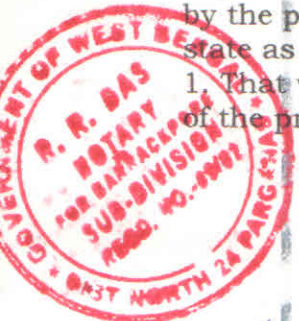
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANYONES AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **M/S J. N. TOWER** Promoter of the proposed project /
duly authorized by the promoter of the proposed project, vide its/his/their
authorization dated **20/09/2019**.

We, 1) SRI JAGADISH GHOSH son of Late Makhanlal Ghosh, residing at 1176, R.
N. Tagore Road, P.O.- Bediapara, P. S. - Dum Dum, Kolkata - 700 077, Dist- 24
Parganas (North) 2) SRI NARAYAN PAL son of Late Manoranjan Pal residing at AD-
102, Sector - 1, Salt Lake City, P. S. - North Bidhannagar, Kolkata - 700 064, Dist-
24 Parganas (North) partners of the firm under the name and style of **M/S J. N.
TOWER** having its registered office at 121A, Bidhan Sarani, P.O.- Bagbazar, P. S. -
Shyam Pukur, Kolkata - 700 004 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



J. N. TOWER

Narayan Pal.

Partner

J. N. TOWER

Jagdish Ghosh.

Partner

28 JAN 2021

OR

"**TITASH**" have/has a legal title to the land lying and situated at parcel of land measuring about **300.12 sq. Meters**, be the same a little more or less, being Premises No. 13-093 in Street No. 093 (12 M Wide) (Erstwhile Plot No. 3 in Block No. AB), Category - HIGI-II situated in the New Town, Police Station - New Town, District - North 24 Parganas, presently in the Panchayat Area, Mouza - Ghuni, J.L. No. 23 under Jyangra-Hatiara - II G.P., P.O. - New Town, Pin - 700156, Additional District Sub Registrar at Rajarhat 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

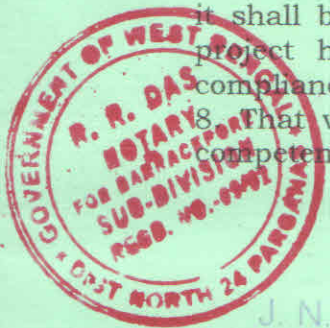
That details of encumbrances: we have entered into a Development Agreement with **MRS. BANDANA MUKHERJEE**, wife of Debanjan Mukherjee, by faith - Hindu, by occupation - Home Maker, by Nationality - Indian, residing at 1-B, Nilmoni Row, P.O. & P.S. - Tala, Kolkata - 700 002, in respect of **ALL THAT** piece and parcel of Land lying and situated at parcel of land measuring about **300.12 sq. Meters**, be the same a little more or less, being Premises No. 13-093 in Street No. 093 (12 M Wide) (Erstwhile Plot No. 3 in Block No. AB), Category - HIGI-II situated in the New Town, Police Station - New Town, District - North 24 Parganas, presently in the Panchayat Area, Mouza - Ghuni, J.L. No. 23 under Jyangra-Hatiara - II G.P., P.O. - New Town, Pin - 700156, Additional District Sub Registrar at Rajarhat, 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 **48 (Forty eight months)** i.e. 02/10/2022 from the date of sanction Plan from the concern New Town Kolkata Development Authority.

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 is in proportion to the percentage of completion of the project that we/ promoter shall get the accounts audited within six months after the end of every financial year by a chartered account 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That we / promoter shall take all the pending approvals on time, from the competent authorities.



J. N. TOWER

Narayan Pal.
Partner

J. N. TOWER

Jagdish Ghosh
Partner

28 JAN 2021

- 9. That we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10. That we / 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.



J. N. TOWER
Narayan Paul
 Partner

J. N. TOWER
Jagadish Ghosh
 Partner

Deponent

Verification

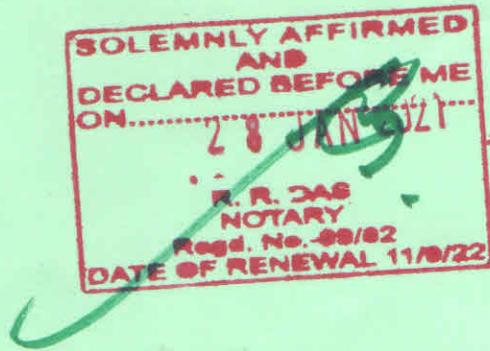
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

Verified by me at Sealdah on this 28th Day of January, 2021.

J. N. TOWER
Narayan Paul
 Partner

J. N. TOWER
Jagadish Ghosh
 Partner

Deponent



Identify by me:

Sunil
SUNIL CHANDRA MAHATO
 (Advocate)
 96/1, Dum Dum Road
 Kolkata, 700029

28 JAN 2021