

8/11/19 (7)



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



SAB 227484

BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL

FORM 'A'

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 Mr. Biman Bhattacharjee partner of Snigdhaneeer Construction promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorized dated 01.08.2019

I, Sri. Biman Bhattacharjee 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 I/promoter have/has a legal title to the land on which the development of the project is proposed project do hereby solemnly declare, undertake and state as under:



07 NOV 2019

3185 29.7.19 Rs. 10

No. Dt. Rs.

Name.....

Address.....

Stamp Vend:.....

Smigdhameer Construction

Garia Main Road

Leaf-84.

SUPRABHAT NASKAR
BARUIPUR CIVIL COURT
SOUTH 24-PARGANAS





OR

We have 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 L.R. Dag No.192,195,196,199,200,201,201/909 L.R.Khatian No. 136, 295,459,484 ,1260 1353, 1354, 1355, 1356 ,1357, 1358, 1359, 1360, 1361, 1362,1363,1364, 1365,1366,1594,1595,1596,1597,1598,1599,1600, , Holding No.453 is free from all encumbrances.

OR
That details of encumbrances certificate attach including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 31st December,2024.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/promoter 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

8. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. 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

[Signature]

Deponent

Verification

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

solemnly declared and affirmed before me on identification at MUMBAI under Notary Act,1957

Verified by me at Kolkata on this 07th day of November, 2019.

07 NOV 2019

M. DASMONDAL
NOTARY
Regd. No. - 34/200
Govt. of West Bengal

[Signature]

Deponent

[Signature]

Samir Kr. Ray

Advocate

RESIDENCE & CHAMBER

87/22, BOSEPUKUR ROAD
RUBY PARK
KOLKATA - 700042

Present recorded owners - Sri.Premangshu Mondal, Sri.Debangshu Mondal, Sri.Himangshu Mondal, Smt.Latika Mondal, Smt.Baby Mondal, Smt.Suprava Mondal, Sri.Dilip Mondal, Sri.Tapan Mondal, Sri.Swapan Mondal, Sri.Krishnadhan Mondal, Sri.Patit Paban Mondal, Sri.Bijan Bhattacharjee, Sri.Biman Bhattacharjee, Sri.Bidhan Bhattacharjee, Sri.Bipul Bhattacharjee, Smt.Sukla Bhattacharjee, Smt.Kalpana Bhattacharjee, Miss.Moumita Bhattacharjee, Miss.Sanchita Bhattacharjee, Sri.Kamalesh Gobinda Sen, Smt.Arati Chatterjee

This is to certify that searches have been done in respect of the aforesaid premises in the registration offices at D.S.R. Alipur and ADSR – Sonarpur from the year 1983 to 2019 from the available record in index – II and no adverse entries has been reported from the available records but several deeds have registered in conformity with the title of the owners as follows :-

It appears that one Bhuban Mondal seized and possessed of a vast landed property measuring about 64 decimal lying and situated at Mouza Balia, J.L.No.46,C.S.Khatian No.7, comprising in C.S.Dag No.211 & 212, Holding No.453, Police Station Sonarpur at present Narendrapur and while he was seizing and possessing the aforesaid land as an absolute owner thereof he died intestate leaving behind his three sons namely Kali Charan Mondal, Sudhas Mondal and Bama Charan Mondal, who jointly become the owners of 21.33 decimal land share each in the aforesaid property and thereafter the Said Kali Charan Mondal died intestate leaving behind his two sons namely Srikanta Mondal and Bechulal Mondal who become the joint owners of the $1/3^{\text{rd}}$ share of the aforesaid Property and after the death of Sudhas Mondal his two sons namely Patit Paban Mondal and Panchanan Mondal become the joint owners of the $1/3^{\text{rd}}$ Share of of the aforesaid property and after death of Panchanan Mondal his widow Kunti Bala Mondal and four sons and four daughters become the joint owners and thereafter the death of the said widow of Panchana Mondal his four sons and four daughter namely SRI DILIP MONDAL, SRI TAPAN MONDAL, SRI.SWAPAN MONDAL, SRI KRISHNADHAL MONDAL, SMT ARCHNA SARDAR, SMT KALPANA NASKAR, SMT.PRTIMA HALDER and SMT NILIMA BAIDY, become the owners of the $1/3^{\text{rd}}$ share of the aforesaid property and the heirs of the said Panchnan Mondal seized and hold $1/3^{\text{rd}}$ share of the aforesaid property.

AND WHEREAS while the Srikanta Mondal and Bechulal Modal seizing and possessing the aforesaid property jointly. by virtue of registered Kobala, they sold and conveyed land measuring about 21.33 decimal of land to one Haripada Mondal on 22.04.1974 and the said had been registered at the office of the SRO, Sonarpur and recorded in Book No.I, Vol No23 Being No. 1438 for the year of 1974 and after. the death of said Haripada Mondal and his wife Kolimoni Mondal, their only daughter namely Rama Mondal become the sole and absolute owner of the said purchased property of Haripad Mondal and thereafter the said Rama Mondal died intestate on 19.07.1984 leaving behind her husband Bechulal Mondal and three sons namely Sri.Premangshu Mondal, Sri Debangshu Mondal, Sri Himanshu Mondal, and only married daughter namely Smt. Latika Mondal, who become the joint owners of the land measuring about 21.33 decimal.

AND WHEREAS while Bama Charan Mondal seized and possession his land, he sold and conveyed his $1/3^{\text{rd}}$ Share to one Jyotsna Modok by a registered Kobala which was registered in the office of the Baruipur and recorded in Book No. 1, Vol No. 12 in Being No. 6435 for the year of 1968 and while the said Jyotsna Modok seized and possessed the aforesaid land as the absolute owner thereof she sold the land measuring about 21.33 decimal to Bachulal Mondal 14.08.2003 and the said Bikray Kobala has been registered at the office of the DSR, Alipore and recorded in Book No. 1, Being No.5922 for the year of 2006.

AND WHEREAS by virtue of a registered Deed Gift registered at the office of the SRO, Sonarpur and recorded in Book No. 1, vol. No. 2, Being No. No. 697 for the year of 1981, the said Srikanta Mondal and Sri Bechulal Mondal gifted and transferred a land measuring about $22 \frac{1}{4}$ decimal to Premanshu Mondal and by virtue of an another Deed of Gift registered at the office of the Sub-Registrar at Sonarpur recorded in Book No. 1, Vol. 15, Being No. 701 for the year 1981, gifted and transferred a Land measuring about $22 \frac{1}{4}$ decimal to Debangshu Mondal and thereafter the said Hlmangshu Mondal purchased a land measuring about 653sq ft. at Mouza Balia, J.L No. 46, in Dag No. 92 under Khatian No.285 by virtue of a registered Sale Deed being No. 1246 for the year of 1992 and Debangshu Mondal purchased a land measuring about 5 cottahs, 5 Chittaks and 35 sq.ft at Mouza Balia, J.L. No.46, in Dag No. 92 under Khatian No. 285 by virtue of a registered Sale Deed being No. 3444 for year of 2002 and Latika Mondal purchased a land measuring about 9 Decimal, Mouza Balia, J.L No. 46, in Dag No.92, under Khatian No. 85 by virtue of a registered sale Deed being No. 7855 for the year of 1991.

AND WHEREAS as aforesaid all that land measuring about 64 decimals has been recorded in the aforesaid names separately and finally published in the L.R.Parcha in which the aforesaid land is lying and situated in two Dag Nos.201 & 201/909, comprising in L.R.Khatyian Nos.1353 to 1366 , Mouza Balia, J.L.No.46, District 24 Parganas (S).

AND WHERAS one Sova Ganguly purchased a land measuring an area of 2 cottahs in Dag No.88, comprising in Khatian No.285 by virtue of a Sale Deed being No.137 for the year of 2010.

AND WHEREAS Durga Rani Basu and Nanda Lal Basu by virtue of a registered Bengali Kobala purchased a land measuring about 10 decimals comprising in C.S Dag.No.78, under C.S.Khatian No.56,J.L.No.46,, Mouza Balia, P.S.Sonarpur at present Narendrapur, District 24 – Parganas from Adhar Chandra Sardar, Ramkrishna Sardar, Bhusan Chandra Sardar, Kishori Mohan Sardar, Hrihikesh Sardar Durgadas Sardar, Atul Krishna Sardar, Jitendra Nath Sardar, Bhabendra Nath Sardar and Santosh Kumar Sardar and the said Kobala was registered at the office of the SRO Sonarpur and recorded in Book No.1,Vol. No.82, Being No.6688 for the year of 1958 and by virtue of an another Bikray Kobala the said Adhar Chanda Sardar and others sold another land measuring about 8 decimal comprising in C.S.Dag No.78,under C.S.Khatian No.56, J.L.No.46, Mouza – Balia,P.S.Sonarpur at present Narendrapur, District 24 – Parganas to one Kamala Bala Sarkar and the said Bikray Kobala was registered at the office of the SRO Baruipur and recorded in Book No.1,Volume No.76, Being No.6691 for the year of 1958 and thereafter while the said Durga Rani Basu, Nandalal Basu and Kamala Bala Sarkar have been seizing and possessing the aforesaid land , they by virtue of a registered Deed of Conveyance sold and transferred 3 Cottahs ,10 Chittaks and 6 Sq.ft to M/s. Snigdhaner Construction and the said Deed of conveyance has been registered at the office of the ARA – I, Kolkata and recorded in Book No.1, Being No.5860 for the year of 2010.

AND WHEREAS Srikanta Mondal and Bechulal Mondal jointly gifted all that piece and parcel of land measuring 23 decimal lying and situated at Mouza – Balia, J.L.No.46, comprised in R.S.Dag No.93, under R.S.Khatian No.285, P.S.Sonarpur at present Narendrapur, to Ram Prasad Mondal by virtue of a registered Deed of Gift which was duly registered at the office of the S.R.Sonarpur and recorded in Book. No.I, Volume No.15, Being No.702 for the year of 1981 and while he was seizing and possessing the same as the absolute owner there of he by virtue of a sale deed sold and conveyed a land measuring about 2 Cottahs to one Ajit Saha and the said sale deed has been registered at the office of the ADSR Sonarpur and recorded in Book No.I, Volume No.130, Being No.8238 for the year of 1997 and thereafter the said Ajit Saha represented by his Attorney Pran Kriahna Saha sold and conveyed the aforesaid land to Palash Saha by virtue of a registered Deed of Sale which has been registered at the office of the DSR – IV and recorded in Book No.I, Being No.08703 for the year of 2012 and Palash Saha this land Transfer in favour of Snigdhaner Construction by way of Deed No.9034/19.

AND WHEREAS Sri. Biman Bhattacharjee, Sri.Bidhan Bhattacharjee, Sri.Bijan Bhattacharjee, Smt.Sukla Bhattacharjee, Smt.Kalpna Bhattacharjee, Smt.Shrabanti Bhattacharjee and Snigdhaner Construction by way of registered Deeds of sale vide Nos.5860/2010, 6221/2011, 9443/19, 6216/2011, 9443/19, 3533/2010 registered at the office of the DSR-IV, Alipore, containing total land measuring about 14469 sq.ft in Dag No.88, Khatian No.285 under Mouza – Balia, P.S.Sonarpur at present Narendrapur, Dist 24-Parganas (South).

AND WHEREAS by virtue of a registered Bikray Kobala registered at the office of the ADSR Sonarpur recorded in Book No.I Being No.3477 for the year of 2012, Miss. Moumita Bhattacharjee, and Miss. Sanchita Bhattacharjee purchased a land measuring about 1 Cottah and 12 Chittaks lying and situated in Mouza Balia, J.L.No.46, R.S.Khatian No.285, comprising in Dag No.88, P.S.Sonarpur at present Narendrapur, District 24 – Parganas(S) from Sabita Mondal.

AND WHEREAS by virtue of a registered Bikray Kobalas registered at the office of the ADSR Sonarpur recorded in Book No.I, Being No.1597 for the year 1985, one Kamalesh Gobinda Sen purchased a land measuring about 2 Cottahs lying and situated in Mouza Balia, J.L. No.46, R.S.Khatian No.285, comprising in Dag No.95, P.S.Sonarpur at present Narendrapur, District 24 – Parganas (S) from Pratap Chandra Mondal and by Book No.I, Being No.2640 for the year of 2007 the said Kamalesh Gobinda Sen has also purchased a land measuring about – 1 Cottah, 6 Chittaks and 34 sq.ft, Mouza – Balia, J.L. No.46, R.S.Khatian No.285, comprising in Dag No.93, P.S.Sonarpur at present Narendrapur,, District 24 – Parganas (S) from Panna Sardar.

AND WHEREAS by virtue of a registered Bikray Kobala registered at the office of the ADSR Sonarpur recorded in Book No.I, Being No.137 for the year of 2010, one Sova Ganguly purchased a land measuring about 2 Cottahs lying and situated in Mouza Balia, J.L.No.46, R.S.Khatian No.285, comprising in Dag No.88, P.S.Sonarpur at present Narendrapur, Dist 24 – Parganas (S) from Pratap Chandra Mondal.

AND WHEREAS by virtue of a registered sale deed registered at the office of the DSR Alipore, recorded in Book No.I, Being No.18475, for the year 1991, one Arati Chatterjee purchased a land measuring about 2 Cottahs and 8 Chittaks lying and situated in Mouza Balia, J.L. No.46, P.S.Sonarpur at present Narendrapur, Dist.24 - Parganas (S) from Ashim Kumar Mondal.

ALL THAT land containing area of land area 171.06 decimal out of 174.73 decimal little more or less corresponding to L.R.Dag No.196,200,192,195,199,201,201/909, L.R.Khatiyar Nos.136, 295, 459, 484, 1260, 1353, 1354, 1355, 1356, 1357,1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365,1366, 1594,1595,1596,1597,1598,1599,1600, J.L. No.46 at Mouza - Balia, P.S.Sonarpur at present Narendrapur under Rajpur- Sonarpur Municipality, Holding No.453, Ward No.01, Kolkata- 70008.

Documents perused the all the aforesaid deeds ,Joint Venture Agreements for the Development of the property, and I have searched the relevant records about the said property in the office of D.R.Alipore & S.R.Sonarpur for the period of 30 years (1983-2012) both the year inclusive).

SEARCH REPORT

Hence, on the basis of available search records and documents I am of the view that the title of the aforesaid present owners have got good and marketable title and free from all encumbrances, charges, liens, attachments, claims and beyond reasonable doubt and the same is free from all encumbrances and are fit to create the mortgage but subject to the agreement made with the developer for construction of apartment ownership building thereon.

Copy of two search receipt are enclosed

Samir Kumar Ray
03/10/19

SAMIR KUMAR RAY
(Advocate)

SNIGDEE CONSTRUCTION

[Signature]
Partner