

SERIAL NO

06

DI 22 JAN 2021

भारतीय गैर न्यायिक

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रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY
BARRACKPORE, NORTH 24 PARGANAS

36AB 050979

FORM-A

(Sec rule 3(2) of West Bengal Housing Industry Regulation Rules.2018)

BEFORE THE LD.NOTARY PUBLIC, BARRACKPORE

AFFIDAVIT CUM DECLARATIONS

1. Affidavit cum Declaration of M/S.KALYANI CONSTRUCTION (hereinafter referred to as "The Proprietorship Firm", having its office address at 46(16), Barasat Road, Barrackpore, Kolkata-700122, Dist.North 24 Parganas, West Bengal, of the on-going project named "PROGOTI APPARTMENT", situated at Mouza - Chanak, J.L.No.-4, R.S. No-39.

TK CHAKRABORTY
NOTARY
Regd. No: 11/ 2002
(Govt. of W Bengal)
BARRACKPORE COURT

22 JAN 2021

୨୧୨୧ ୨୦୧୭/୧୨/୨୪

ପଠକର ନାମ :- ଶ୍ରୀ ରାମଚନ୍ଦ୍ର ପ୍ରସାଦ

ପିତା :- ଶ୍ରୀ ରାମଚନ୍ଦ୍ର ପ୍ରସାଦ

ପତନ :- ଶ୍ରୀ ରାମଚନ୍ଦ୍ର ପ୍ରସାଦ

ପଠକର ନାମ :- ଶ୍ରୀ ରାମଚନ୍ଦ୍ର ପ୍ରସାଦ

ଏ. ଡି. ଏସ. ଆର ଅଫିସ
ବାବାକପୁର ଉତ୍ତର ୨୪ ପରଖା

“ବି”

ଠିକଣା :- ଶ୍ରୀ ଶିବକାନ୍ତ ଚନ୍ଦ୍ରବର୍ତ୍ତୀ

ପଠକର ନାମ :- ବାବାକପୁର

ଠି. ନା. ୨୩୫୦୭

ତାରିଖ ୨୨/୧/୨୦୧୮

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Comprised in L.R.Khatian No.(C.S):-1263,871 & (R.S):-4452,4450, L.R. Dag No. 2523,Dag No.(C.S):-1136,1094, Dag No.(R.S):-4542, 4643, 4543, Touzi No.2998, Holding No. 40(17/1), Ward No.-06 lying and situated at 'H', Road, P.O.- Nonachandanpukur, P.S-Titagarh,Dist- North 24 Parganas, West Bengal ,India, within the local ambit of Barrackpore Municipality , represented by its Proprietor **Mr.Kajal Ghosh** son of Mr.Kalachand Ghosh, aged about 49 years, residing at 46(16), Barasat Road, Barrackpore,Kolkata-700122, of the on-going project do hereby solemnly declare, undertake and state as under :-

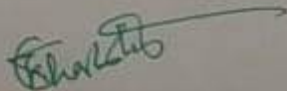
2. That the firm has a legal title the land on which the declaration of the on-going project is carried out by virtue of a Registered Development Agreement being no.D-1091/2015, dated 12/03/2015, Development Agreement being No.D-1267/2015, dated 20/03/2015, Development Power of Attorney being No.I-1100/2015, dated-12/03/2015, Development Power of Attorney being No.D-1267/2015, dated-20/03/2015, Deed of Sale being No. 00825 for the year 2010, Deed of Sale being No.00203 for the year 2013 & Deed of Sale being No.02654 for the year 2013.



AND

All legally valid authentication of title of such land along with an authenticated copy of the Agreement between such owners and the Proprietorship 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 proprietorship firm within the date of January ,2022.
5. That sixty per cent of the amounts realized by the Proprietorship firm for the real estate project from the allot tees (per for forma agreement for sale) from time to time shall be deposited in a separate account to be maintained in a schedule Bank to cover the cost of construction and the land cost and shall be used only for that purpose.


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6. That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion of 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 proprietorship firm shall get the accounts audited within six months after the end of every financial year by 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.
9. That the proprietorship firm shall take all the pending approvals on time from the competent authorities.
10. That the proprietorship 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 allotted or allottees at the time of allotment of any apartment plot or building as the case may be on any grounds.



T.K. Chakraborty
T K CHAKRABORTY
NOTARY
Regd. No. 11/ 2002
(Govt. of W Bengal)
BARRACKPORE COURT

For M/S.KALYANI CONSTRUCTION

M/S. KALYANI CONSTRUCTION

Rajal Ghosh
Proprietor

DEPONENTS.

Verification

The contents of my Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.
Verified by me at Kolkata on the 22nd day of January , 2021.

Rajal Ghosh
DEPONENTS.

Solemnly affirmed before me on this 22nd day of January, 2021.

Identified by me:

Subhadrata Chikari
Advocate



SOLEMNLY AFFIRMED BEFORE ME
BY THE DEPONENTS WHO IS/ARE
IDENTIFIED *S. Adhikari,*
Advocate

T.K. Chakraborty
T.K. CHAKRABORTY
NOTARY
Regd. No. 11/ 2002
(Govt. of W Bengal)
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