



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

36AB 365040



Before the Notary Public
Govt. of India



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 ANY PERS ON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms **PRNOB GHOSH** son of Indu Bhusan Ghosh residing at 322/1, M.C. Garden Road, P.S - Dum Dum, P.O- Ghughudnaga, Kolkata- 700030, authorized Partner of the firm under the name and style of **EAST INDIA CONSTRUCTION**, having registered office at 153, S.H.K.B. Sarani, P.S - Dum Dum, P.O- Motijheel, Kolkata- 700074, hereby authorized to our another partner namely **PRNOB GHOSH** son of Indu Bhusan Ghosh residing at 322/1, M.C. Garden Road, P.S - Dum Dum, P.O Ghughudnaga, Kolkata- 700030, Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **18/11/2019**.

19 SEP 2020

EAST INDIA CONSTRUCTION

Partner

2875

3875

কামিক নং

তারিখ

জন্ম

পিতা

ঠিকানা

বৃত্তান্ত

পাইসে-স প্রাপ্ত ট্যাল্প ডেডন

স্বামী-স্বামী

DEB-SUNDAR DARI PA
ADVOCATE
C.T.B.A. 14/ Beliaghata Road, Kol-15

Debjit Paul

স. নার. নকিল

ডেডনের নাম - স. সত্য শাল

ইলাস্ট্রার নাম - বাকপুর

সি. ডি. নং -

পঞ্জীয়ন তারিখ -

সি. ডি. নং যোট কত টাকায়

কোনো পরিচয় নথি উল্লেখ্য

126 AUG 2020

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I, I, **PRNOB GHOSH** son of Indu Bhusan Ghosh residing at 322/1, M.C. Garden Road, P.S - Dum Dum, P.O- Ghughudnaga, Kolkata- 700030, authorized Partner of the firm under the name and style of **EAST INDIA CONSTRUCTION**, having registered office at 153, S.H.K.B. Sarani, P.S - Dum Dum, P.O- Motijheel, Kolkata- 700074, hereby authorized to our another partner namely **PRNOB GHOSH** son of Indu Bhusan Ghosh residing at 322/1, M.C. Garden Road, P.S - Dum Dum, P.O- Ghughudnaga, Kolkata- 700030, 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

OR

"PRATYAEE" have/has 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 is free from all encumbrances.

OR

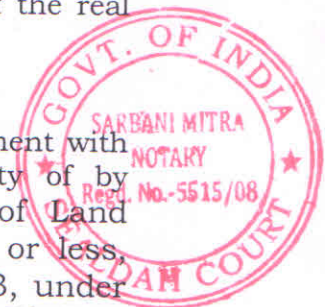
That details of encumbrances: I have entered into a Development Agreement with Bimalendu Sekhar Chakraborty son of Prabhat Chandra Chakraborty of by occupation - Tetired in respect of **ALL THAT** piece and parcel of Land measuring an area of 03 (three) cottahs 20 (twenty) sq.ft. more or less, comprised in R.S. Dag No.582 corresponding to L.R. Dag No. 2623, under R.S. Khatian No. 941 corresponding L.R. Khatian No. 2389, J.L. No. 22, R.S. No. 11, Touzi No. 1298/2833, at Mouza - Purba Sinthee, P.S. Dum Dum, Holding No. 342, Premises No. 38/5, M.C. Garden Road, Kolkata - 700030, within the limits of South-Dum Dum Municipality, Ward No. 14, District - North 24 Parganas, 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 **24 (Twenty four month)** from the date of sanction Plan from the concern South Dum Dum Municipality. i.e. **10th day of June, 2022**

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



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

10. 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.

EAST INDIA CONSTRUCTION



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 19th Day of September, 2020.

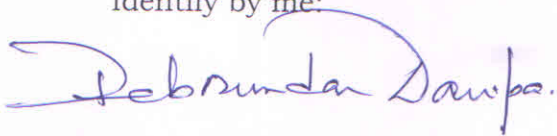
EAST INDIA CONSTRUCTION



Partner

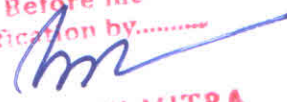
Deponent

Identify by me:



DEB SUNDAR DARIPA
ADVOCATE
C.T.B.A, 14, Beliaghata Road, Kol-15

Solemnly Affirmed &
Declared Before me
on Identification by.....



SARBANI MITRA
NOTARY
Regd. No.-5515/09

19 SEP 2020