



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA-700 027



FORM -A

(See rule 3(2) of west Bengal Housing Industry Regulation Rules,2018)

BEFORE THE L.D. NOTARY PUBLIC ,AT ALIPORE SOUTH 24 PGS

AFFIDAVIT CUM DECLARATION

1. Affidavit cum declaration of M/S. RAJ CONSTRUCTION (hereinafter referred to as "The Partnership firm", having its office address at VILL-RAMCHANDRAPUR,PO-NARENDRAPUR PS-NARENDRAPUR, District: SOUTH 24 Parganas (1) West Bengal-700 151, of the on-going project named "HI-TECH END-II" situated at Mouza - Ramchandrapur PS-Sonarapur ADSR-Sonarapur J.L. No-58 R.S. No-196 Touzi No. 110 R.S. Khatian No.-139 R.S. Dag No.-907 District of South 24 Parganas India, within

① Sajoy Bose ② Rajesh Bose ③ Goutam Sarkar



02 FEB 2021



the local limit of Sonarpur Municipality, represented by its Partners namely **1. SANJOY BOSE**, Son of Dulal Bose, aged 52 years residing at PEYARABAGAN Rajpur Sonarpur(M) Laskarpur South 24 Parganas West Bengal Pin – 700153, **2. RAJESH BOSE**, son of Dulal Bose, aged 58 years residing at PEYARABAGAN Rajpur Sonarpur(M) Laskarpur South 24 Parganas West Bengal Pin – 700153 **3. GOUTAM SARKAR** son of Harinandan Sarkar, aged 55 years residing at 352 Dakshin Laskarpur Rajpur Sonarpur(M) South 24 Parganas West Bengal- 700 153. 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. **I-160803578 Dated 24th July 2017.**

AND

3. All legally valid authentication 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.
4. That the said land is free all encumbrances.
5. That the time period within which the project shall be completed by the Partnership firm within the date of 31st December, 2022.
6. That seventy per cent of the amounts realised by the Partnership firm for the real estate project form the allot tees (per fro 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.
7. That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion of the percentage of completion of the project.
8. That the amounts from the separate accounts shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawn is in proportion to the percentage of completion of the project.
9. That the Partnership 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



Sajoy Bose *Rajesh Bose* *Goutam Sarkar*

02 FEB 2021

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.

10. That the Partnership firm shall take all the pending approvals on time from the competent authorities.
11. That the Partnership firm has furnished such other documents as have been prescribed by the rules and regulations made under the act.
12. 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.

For M/S RAJ CONSTRUCTION

1. *Sanyoj Bose.*
2. *Rajesh Bose.*
3. *Goutam Sarkar.*

DPONENTS

Signature Attested
on Identification

Marufa Khatoon

MARUFA KHATOON
Notary Govt. of India
Regd. No. 13815/2018
Alipore Judges' Court



02 FEB 2021



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 02nd day February 2021.

1. Jayoy Bose
2. Rajesh. Bose.
3. Goutam. Sarkar.

DEPONENTS

Solemnly affirmed before on this 02nd day February 2021.

Identified by me:

Partha Sarathi Das
Advocate - 2017

Signature Attested
on Identification

Marufa Khatoon
Notary Govt. of India
Regd. No. 13815/2018
Alipore Judges' Court



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