



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 53AB 091048



Affidavit

I, Amit Kumar Bhawsinghka, son of Late Ganapat Ram Bhawsinghka, working for gain at M/s Viewlink Highrise LLP, and duly authorised by Premier Mica Mining And Manufacturing Company, the promoter of the project entitled "JOY 98" proposed to be developed at Premises No. 98/A, B.T. Road, Kolkata - 700 090, do hereby solemnly declare, undertake and state as under:

1. That the promoter was initially holding, using and enjoying as a tenant, in exclusive possession, All That the 2 (two) contiguous and adjacent pieces and parcels of land respectively admeasuring 1.60 acres and 0.21 acres more or less, collectively admeasuring 1.81 acres more or less, respectively comprised in R.S. Dag Nos. 209/1073 and 127, R.S. Khatian No. 535, in Mouza Palpara, J.L. No. 07, Police Station Baranagar, District 24 Parganas (North) ("Original Property").
2. That under the provisions of Section 72 of the West Bengal Non- Agricultural Tenancy Act, 1949, the promoter was treated as a non-agricultural tenant, and thereafter, with effect from 9th September, 1980, the promoter was declared and/or treated as a raiyat of the said Original Property in the terms of Section 3A of the West Bengal Land Reforms Act, 1955, as evident from Memo No. 1811/BLRO/BKP-II dated 23rd October 2002, issued by the office of the Block Land and Land Reforms Office, Barrackpore – II, at Talpukur, North 24 Parganas.

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regn. No. 2700004
C.M.J.'s Court
2 & 3 Bankshali Street
Kolkata-700001

29 JAN 2021

51016

27 JAN 2021

NO.....
 DATE.....
 SOLD TO.....
 ADDRESS.....
 RS.....

27 JAN 2021



CODE NO. (1967)
 LICENCED NO.
 20 & 20A / 1973

ANJUSHREE BANERJEE
 L. S. VENDOR (G.S.)
 HIGH COURT, KOLKATA.

27 JAN 2021



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 KOLKATA

3. That the Original Property was thereafter assessed and numbered by the Baranagar Municipality as Premises No. 98, B.T. Road, Kolkata -700090.
4. That subsequently, out of the area of 1.60 acres comprised in the said R. S. Dag No. 209/1073, forming a part of the Original Property, an area of 451.16 sq. mtrs. stood vested under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976, as also evident from the aforesaid Memo No. 1811/BLRO/BKPII, dated 23rd October, 2002, issued by the Office of the B.L.&L.R.O., Barrackpore-II, at Talpukur, North 24 Parganas.
5. That as a consequence of vesting of the abovementioned area, such vested land continued to be known and numbered as Premises No. 98, B. T. Road, while the balance portion of the Original Property, of which the promoter continued to be the owner, being land admeasuring 1.70 acres more or less (with land admeasuring 1.49 acres more or less comprised in R.S. Dag No. 209/1073 and land admeasuring 0.21 acres more or less comprised in R.S. Dag No. 127), R.S. Khatian No. 535, in MouzaPalpara, J.L. No. 7, District 24 Parganas (North) ("Larger Property"), was separated in the records of the concerned authorities from the Original Property and assigned Holding No. 2096/1/1 and Premises No. 98/A, B. T. Road, Kolkata - 700 090.
6. By an Indenture of Absolute Sale dated 14th January, 2019, registered with the Additional Registrar of Assurances - IV, Kolkata, in Book No. I, Volume No. 1904-2019, Pages 38231 to 38268, Being No. 190400392 for the year 2019, the promoter, therein described as the Vendor and/or PMMMC, in lieu of valuable consideration, sold, transferred and conveyed in favour of Maruti Suzuki India Private Limited, therein described as the Purchaser, All That the piece and parcel of land admeasuring 45.45 decimals more or less, being an identified and demarcated portion and comprising a part of the Larger Property ("Maruti Portion").
7. The Maruti Portion has since been caused to be separated from the Larger Property and assigned an independent premises number, while the promoter continued to remain and is the full and absolute owner of the remaining/balance portion of the Larger Property admeasuring 124.55 decimals more or less comprised in a portion of R.S. Dag No. 209/1073 and in R.S. Dag No. 127, R.S. Khatian No. 535, MouzaPalpara, J.L. No. 7, situate, lying at and being Premises No. 98/A, B.T. Road, also known as Barrackpore Trunk Road, Kolkata - 700 090, Holding No. 2096/1/1, within Ward No. 16 of the Baranagar Municipality, Police Station Baranagar, Post Office ISI B.T. Road, District 24 Parganas(North), West Bengal, and being the property forming the subject matter of the present intended development.

The contents of the above Affidavit are true and correct to my knowledge.

Premier Mica Mining and Manufacturing Company

Deponent

Amit Kumar Bhawsinghka

Authorised Signatory

For Premier Mica Mining & Manufacturing Company

Amit Kumar Bhawsinghka

Authorised Signatory

ATTESTED BY ME
K. Paul
 KAMAL KUMAR PAUL
 NOTARY Govt. of India
 REGD. NO.-2700/04

24.01.21

KAMAL KUMAR PAUL
 NOTARY GOVT. OF INDIA
 Regd. No. # 2700/04
 G.M.M's Court
 2 & 3 Bankshail Street
 Kolkata-700001

29 JAN 2021

