

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

36AB 268448



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 **SMT. PRATIMA SEN** wife of Sri Shyamal Chandra Sen, by occupation- Business, by faith- Hindu, by Nationality- Indian, residing at Sen Villa, 119, Gorakhabasi Road, Ground Floor, P.O. & P. S. - Dum Dum, Kolkata - 700 028, Dist- 24 Parganas (North), **West Bengal**, Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated

NA

I, **SMT. PRATIMA SEN** 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

19 SEP 2020

M/S. S. D. P. NIRMAN

Pratima sen

Proprietor

ক্রমিক নং 2272 তারিখ 19/2/2020

মূল্য :- ৳

ক্রেতা :- DEB SUNDAR DARIPA
ADVOCATE

ঠিকানা :- C.T.B.A. 14, Bellaghat Road, Koh-15

ভেণ্ডার :- Ranjita Paul

লাইসেন্স প্রাপ্ত স্ট্যাম্প ভেণ্ডার
কশিপুর দমদম এ.টি.এস. অফিস
বি

ভেণ্ডারের নাম - রঞ্জিতা পাল

ক্রেতার নাম :- ব্যারাকপুর

টি ভি নং :-

স্ট্যাম্প খরিদের তারিখ

এ টি.ভি. নং মোট কত টাকার

স্ট্যাম্প খরিদ করা হইয়াছে!

19/2/2020

৳ 30000/-



OR

"PRIYA VILLA" 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.

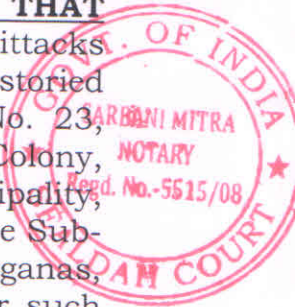
OR

That details of encumbrances: I have entered into a Development Agreement with (1) **SMT JHUMUR DAS alias JHUMUR SENGUPTA**, daughter of Late Direndra Nath Sengupta, by occupation- Housewife, (2) **SRI BASUDEB SENGUPTA**, son of Late Birendra Nath Sengupta, by occupation - Business, (3) **SRI SUBIR SENGUPTA**, son of Late Birendra Nath Sengupta, by occupation- Service, (4) **SRI SAMIR SENGUPTA**, son of Late Birendra Nath Sengupta, by occupation- Service, (5) **SRI DIPAK SENGUPTA**, son of Late Narendra Nath Sengupta, by occupation- Business, (6) **SRI SWAPAN SENGUPTA**, son of Late Narendra Nath Sengupta, by occupation- Business, (7) **SRI TAPAN SENGUPTA**, son of Late Narendra Nath Sengupta, by occupation- Business, all are by faith- Hindu, by Nationality- Indian, residing at 11/8, Nagendra Nath Road, Laha Colony, P.O- & P.S.- Dum Dum, Kolkata- 700028, Dist- 24 Parganas (North), in respect of **ALL THAT** piece or parcel of land admeasuring 2 (Two) Cottaha 11 (Eleven) Chittacks sq. ft. be the same a little more or less, in the proposed multi- storied building, lying and situated at Mouza - Satgachi, Parts of E.P. No. 23, C.S./R.S./L.R. Plot No. 1490 (P), J. L. No. 20, Holding No. 60, Laha Colony, Kolkata- 700028, within the local limits of South Dum Dum Municipality, ward No. 24, Police Station - Dum Dum, within the Jurisdiction of the Sub-Registration Office of Cossipore Dum Dum, 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. **6th day of January, 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 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 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



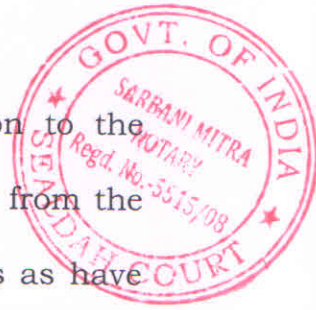
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and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

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.



M/S. S. D. P. NIRMAN
Pratima Sen

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.

M/S. S. D. P. NIRMAN
Pratima Sen
Proprietor

Deponent

Identify by me:

Deb Sundar Datta

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

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

Sm

SARBANI MITRA
NOTARY
Regd. No.-5515/08

19 SEP 2020