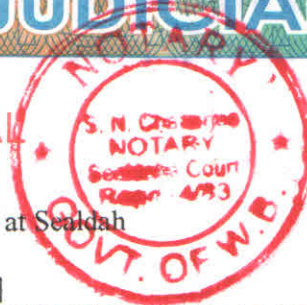




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



36AB 388529

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 **M/S NITAI GOURANGA CONSTRUCTION** Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 19/03/2020.

We, 1) SRI SANJIB KUMAR SAHOO son of Subhas Chandra sahuo, 2) SMT DEBARATI SAHOO wife of Sanjib Kumar sahuo both residing at 494B/A, Purba Sinthee Road, P.O.- Ghughu Danga, P. S. - Dum Dum, Kolkata - 700 030, Dist- 24 Parganas (North) partners of the firm under the name and style of **M/S NITAI GOURANGA CONSTRUCTION** having its registered office at 494B/A, Purba Sinthee Road, P.O.- Ghughu Danga, P. S. - Dum Dum, Kolkata - 700 030, Dist- 24 Parganas (North) 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 we / promoter have /has a legal title to the land on which the development of the project is proposed

OR

"**HIRA 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.

12 OCT 2020

ক্রমিক নং ৫৭৫৩ তারিখ ৩০/৭/২০২০

মূল্য :- ১০৮

ক্রেতা :- PRONoy KUMAR SINGHA Advocate

ঠিকানা :- High Court, Calcutta

ভেণার :- *Ranjita Paul*

লাইসেন্স প্রাপ্ত আইনজীবী ভেণার  
কাশিপুর দমদম এ.ডি.এস.আর. আবাস  
বি

ভেণারের নাম - রঞ্জিতা পাল

ক্রেতার নাম :- কামাকপুর

টি ডি নং :-

স্বাক্ষর পরিচয় :-

ই ডি ডি, নং কোর্ট কলেক্টর

কোনো খরচ কলেক্টর করবে





OR

That details of encumbrances: we have entered into a Development Agreement with **SMT HIRA PROVA SAHA** wife of Late Gopal Chandra Saha, by faith Hindu, by occupation Housewife, by nationality Indian, residing at 70, Purba Sinthee Road, PS- Dum Dum, PO- Ghughu Danga, Kolkata – 700 030 District - North 24 Parganas, in respect of **ALL THAT** piece and parcel of Land measuring an area of 2 (Two) Cottahs 15 (Fifteen) Chittaks 30 (Thirty) Sq. ft. more or less Mouza – Purba Sinthee, J.L. No. 22, Touzi No.1298/2833, comprised in R.S. Khatian No. 904, under C.S. Khatian No. 228, Dag No. 283, under Police Station Dum Dum, being Premises No 70, under Municipal Ward No presently 12, formerly 8, within the local limits of South Dum Dum Municipality, within the Jurisdiction of Additional District Sub-Registered office at Cossipore Dum Dum, in the District of 24 Parganas (North), 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)** i.e. 10/03/2022 from the date of sanction Plan from the concern South Dum Dum Municipality.

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

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

10. That we / 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.

Nitai Gouranga Construction  
Sanjib Kumar Saha  
Debarati Saha  
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 12<sup>th</sup> Day of October 2020.

Nitai Gouranga Construction  
Sanjib Kumar Saha  
Debarati Saha  
Partner  
Deponent

ATTESTED BY ME

S. N. CHATTERJEE  
NOTARY  
Regd. No.-4/83

12 OCT 2020

Identify by me:

PROVAT KUMAR DAS  
(Advocate)  
Sealdah Court  
Kolkata-700014