



पश्चिम बंगाल WEST BENGAL

**AFFIDAVIT CUM DECLARATION**

We 1) **PALLAB GUPTA**, (PAN: ADXPG9669D), son of Late Pabitra Gupta and (2) **LAXMI GUPTA**, (PAN: AWCPG0685M), wife of:- Late Pabitra Gupta, both by faith: Hindu, by occupation: business, by Nationality: Indian, residing at P 11, Sector A, Metropolitan Co-Operative Housing Society Dhapa S.O South 24 Parganas, Kolkata-700105 the partners of **Ultimate 17 Smartvista, LLP** (PAN: AAIFU0958M), incorporated under Section 12(1) of LLP Act, 2008 having its registered office at 385, Santi Pally, Ward no. 107, E.K.T, Anandapur Police station, Kolkata-700107, Promoter of the proposed Project 'ULTIMATE-17' 700107 admeasuring total area 33.80 cottahs equivalent to 4274.348 Sq. Mtr. be the same a little more or less lying and comprised in 421(P), LR Dag no. 421, LR Khatian NO. 845, Mouza Laskarhat,, J.L No. 11, being KMDA Plot No. C-7 at Sector C situated at and being part of East Kolkata Area Development Project of the Authority under Ward no. 107, P.O : East Kolkata Township, P.S: Kasba, PIN700107 do hereby solemnly declare, undertake and state as under :

N. DASGUPTA

Notary

Regn. No. 006/2022

3. Bankshal Street:

Calcutta-700001

127 NOV, 2024

Pallab Gupta

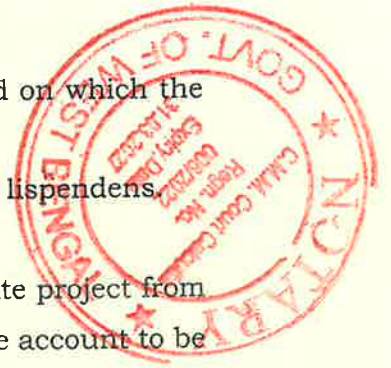
64095

SOLD TO **SANUKTA RAY**
OF **DAK Advocate**
RS. **High Court Calcutta**
Old Post Office Street
Ground Floor
Calcutta-700 004
JAYDEE CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
NO. 351RS2016

5 NOV 2024

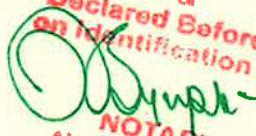
5 NOV 2024


1. That the Promoter company has a legal title to the above land on which the development is proposed along with legally valid documents.
2. That the land is free from all encumbrances, charges, lien and lispendens.
3. The Project will be completed within 31st December, 2026.
4. That seventy percent of the amounts realised 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 he shall take all the pending approvals on time, from the competent authorities.
6. That he has furnished such other documents as may be prescribed by the rules or regulations made under this Act and such other information and documents as may be prescribed.




DEPONENT

N. DASGUPTA
Notary
Regn. No. 006/2022
3, Bankshal Street
Calcutta-700001

SOLEMNLY AFFIRMED
&
Declared Before me
on Identification Adv

NOTARY
N. DAS GUPTA
C.M.M. Court
Govt. W.B.

Identified by me

Soma Dutta
Advocate
C.M.M. Court, Kolkata-
Regn No.- F-1496/21

27 NOV 2024