

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

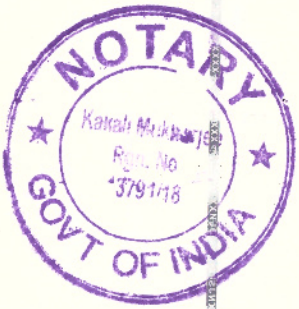
Notary Public of India

31AA 662051

S.A. No. 32
Date 06.05.2024

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of NARAYANI CONSTRUCTION (PAN – AAUFN8I50C) a partnership firm, represented by it's partners 1.SRI SAILEN GHOSH (PAN - AGJPG6133H), Son of Sudhir Chandra Ghosh, of Borokhejuria, P.O. Adconagar. P.S. - Mogra, Dist Hooghly, Pin -- 712121. 2. SRI KAUSTAV ADHIKARY @ KAUSTABAADHIKARY (PAN: AKGIA2136TO), Son of Kartick Chandra Adhikary @ Karttik Adhikary, of Borokhejuria, P.O. Adconagar. P.S. - Mogra, Dist Hooghly, Pin -- 712121. 3. SMT. MANJU SAHA (PAN - BHHP59681Q), wife of Sri Ratan Saha, of Borokhejuria, P.O. Adconagar. P.S. - Mogra, Dist Hooghly, Pin -- 712121. 4. SMT BARNALI SAHA (PAN- DVAPS8575Q), Wife of Sri Kamal Kumar Saha, of Borokhejuria, P.O. Adconagar. P.S. - Mogra, Dist Hooghly, Pin – 712121, having its office situated at -Adconagar. Adisaptagram Station Road, P.O. Adconagar P.S. -Mogra. Dist: Hooghly, Pin 712121, being Promoter of the proposed project having developing right given by the owner of the land, by virtue of Agreement for Development alongwith General Power of Attorney dated 31/03/2023, which was registered at the office of D.S.R., Hooghly, being no. 060103048 & 060103051, Dated 31/03/2023 respectively.



KAKALI MUKHERJEE
NOTARY

Regn. No. - 3791/18
Chandernagar
Hooghly-712138

Cont.P/2

06 MAY 2024

3383 10-4-24

ভেডার নাম Narayan's Construction
সহি Address: Aggram Mogra

স্বাক্ষর

ভেডার শ্রী সুব্রত মল্লিক
মোকাম চন্দননগর কোর্ট

180508 A12

NOTARY PUBLIC OFFICE



KAKALI MUKHERJEE
NOTARY
Regn. No. 3787/18
Chandernagar
Hooghly 722138

08 MAY 2024

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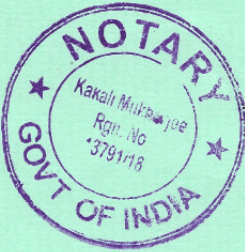
NARAYANI CONSTRUCTION, the Developer of the proposed project duly having right to develop given by the Owners of the land, namely 1. SRI KAMAL KUMAR SAHA (PAN - BPKPSOTTSN), Son of Late Madhusudan Saha, resident of - Borokhejuria, P.O. - Adconagar, P.S. - Mogra, Dist - Hooghly, PIN - 712121.
2. SRI SAILEN GHOSH (PAN - AGJPG6133H.), Son of Sudhir Chandra Ghosh, resident of - Borokhejuria, P.O. - Adconagar, P.S. - Mogra, Dist - Hooghly, Pin - 712121, herein after referred to as the LAND OWNER, do hereby solemnly declare, undertake and state as under:


The Land Owner have 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 with an authenticated copy of the Agreement for Development alongwith General Power of Attorney between such Owner(s) and Promoters for Development of the real estate project is enclosed herewith:

1. That the said Land is free from encumbrances.
2. That the time period within which the project shall be completed by the promoter is 31ST day of December, 2026.
3. That Eighty-three point Seventy Two percent of the amounts realized by the 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
4. 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.
5. 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.
6. That we / the promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of a 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 and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That we / the promoter shall take all the pending approvals on time, from the component authorities.




KAKALI MUKHERJEE
NOTARY
Rgn. No.- 13791/18
Chandannagar
Hooghly-712138

06 MAY 2024

Cont.P/3

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

9. That we / the promoter shall not discriminate against allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

① NARAYANI CONSTRUCTION
Sailesh Ghosh.
Partner

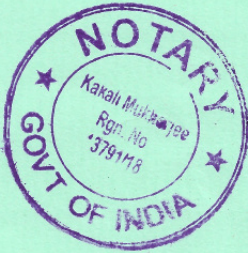
② NARAYANI CONSTRUCTION
Kamtesh Adhikary
Partner

③ NARAYANI CONSTRUCTION
Manjusaha
Partner

④ NARAYANI CONSTRUCTION
Barnali Saha.
Deponent
Partner

Sign in presence and identified by me

Advocate



VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Chandernagore on this day of April, 2024.

NARAYANI CONSTRUCTION
① *Sailesh Ghosh.*
Partner

② NARAYANI CONSTRUCTION
Kamtesh Adhikary
Partner

③ NARAYANI CONSTRUCTION
Manjusaha
Partner

④ NARAYANI CONSTRUCTION
Barnali Saha.
Deponent
Partner

Sign in presence and identified by me

Solemnly affirm
&
Declared before me

Sitayendu Mukherji
Advocate

Chandernagore Court

License No. *WB-928/09*

Kakali Mukherjee
KAKALI MUKHERJEE
NOTARY

Regn. No.- 13791/18
Chandannagar
Hooghly-712130 /

06 MAY 2024