



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

06AC 965728

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT

Affidavit cum Declaration

Affidavit cum Declaration of (1) **SRI RANAJIT MONDAL**, son of Late Jiban Krishna Mondal, by faith Hindu, Indian, by occupation-Business, residing at 356, Kalikapur P.O. Mukundapur, P.S. Garfa, Kolkata-700099, (2) **SRI MRINMOY ROY**, son of Late Mukul Chandra Roy, by faith Hindu, Indian, by occupation-Business, residing at 26/2, Kalitala Road, P.O. Haltu P.S. Garfa, Kolkata-700078 & (3) **SRI RAJIV BHOWMICK**, son of Jadulal Bhowmick, by faith Hindu, Indian, by occupation-Business, residing at 11/1, Rajani Kanta Das Road, P.O. Haltu, P.S. Garfa, Kolkata-700078,, promoter ,being partners of **"M/S CREATIVE CONSTRUCTION"**, promoter/ developer, of Partnership Firm, having its office at 6,(13) Behari Mondal Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, promoter/ developer of the proposed project named **"BASUDEB BHAVAN"** Situated at 1010, Kalikapur Road, P.S- Garfa P.O.-Kasba, Pin -700099, South 24 Parganas, Mouza -Kasba , J.L. no. 13, Ward no. 106 within Kolkata Municipal Corporation, Kolkata, West Bengal, India,



04 JUN 2025

project.

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AT VITOBEKE POLICE COMBAT
BEFORE THE POLICE PUBLIC

ADENITIS OF THE NASAL CAVITY

11-7 APR 2022

SOLD TO
 OF
 RS.
 JAYDEEP SHASTERJEE
 16, INDIA EXCHANGE PLACE, KOL.
 GOVT. LICENSED STAMP VENDOR
 NO. 351RS2876
 Advocate
 POLICE COURT
 7th 027

177 APR 2025

5052

(2)

We, (1) SRI RANAJIT MONDAL, son of Late Jiban Krishna Mondal, by faith Hindu, Indian, by occupation-Business, residing at 356, Kalikapur P.O. Mukundapur, P.S. Garfa, Kolkata-700099, **(2) SRI MRINMOY ROY,** son of Late Mukul Chandra Roy, by faith Hindu, Indian, by occupation-Business, residing at 26/2, Kalitala Road, P.O. Haltu P.S. Garfa, Kolkata-700078 & **(3) SRI RAJIV BHOWMICK,** son of Jadukul Bhowmick, by faith Hindu, Indian, by occupation-Business, residing at 11/1, Rajani Kanta Das Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, promoter, being partners of partnership firm of **"M/S CREATIVE CONSTRUCTION"**, promoter/ developer, promoter

Affidavit cum Declaration of **SRI RANAJIT MONDAL, SRI MRINMOY ROY and RAJIV**

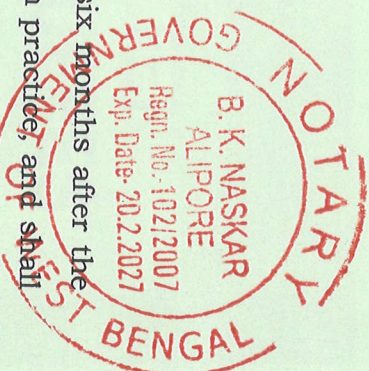
BHOWMICK(being the partners of partnership firm of " M/S CREATIVE CONSTRUCTION" of the proposed project do hereby solemnly declare, undertake and state as under:

1. That land owners, **Chaya Patra, Jaya Das, Anita Das, Sunita Mayra and Sujit Das** has a legal title to the land on which the development of the project is proposed 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.
 3. That the time period within which the project shall be completed by me/promoter is **16.7.2028**.
 4. That seventy per cent of the amounts realised 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. 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.
- 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.



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(3)



7. that I 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 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 utilised for the project 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.

Deponent

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 on this day of

CREATIVE CONSTRUCTION
Rajiv Bhattacharya
Partner
Main road No. 5
Barasat Market

Deponent



Solemnly Affirmed & Declared
Before me on Identification

B.K. Naskar

B. K. NASKAR, Notary
Alipore Police Court, Kol.-27
Regn. No.- 102 / 2007
Govt. of West Bengal

Identified by me

Advocate
Advocate

04 JUN 2025