



Sinha Projects Pvt. Ltd.

84A, Lake View Road, Kolkata - 700 029

Phone : (033) 2419 6770

E-mail : spspiles@yahoo.co.in

CIN : U45400WB2008PTC125990

Date : 27/06/2023.

SPECIFICATIONS OF OUR PROPOSED PROJECT DAKSHINEE



FOUNDATION

Earthquake Resistant RCC framed structure with anti-termite treatment



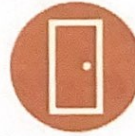
ELECTRICAL

Concealed copper wiring.
Sufficient light and power points.
Television / Telephone point in the living room and in the master bedroom.
AC point in two rooms in 3 BHK flat and in one room of 2 BHK flat.



WALLS

Common Area: Paint
Internal Area: POP
External: Paint



DOORS

Flush doors with accessories.



FLOORING

Vitrified Tiles in Living Room and Bedrooms.
Marble / Tiles / Stone in all common areas.



GENERATOR BACKUP

For common area lighting & for flat.
0.5 KVA 1 BHK
1 KVA 2 BHK
1.5 KVA 3 BHK



TOILET

Concealed pipeline using standard material.
Ceramic tiles.
Dado anti-skid tiles flooring.
CP fittings from a reputed brand.



WINDOWS

Aluminium sliding window.



KITCHEN

2 ft ceramic Dado tiles above the granite platform with stainless steel single sink.



LIFT

Elevator by a leading brand for six passengers.

For SINHA PROJECTS PRIVATE LIMITED

U. Sinha
Managing Director



Sinha Projects Pvt. Ltd.

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Date : 27/06/2023.

TO WHOM IT MAY CONCERN

This is to certify and put on record that the construction of Dakshinee Project, Ramchandrapur, Sonarpur, Narendrapur, South 24 Parganas, Pin - 700 103, W.B. commenced on 27/06/2023 and shall be completed within 31/06/2025.

Thanking you

For SINHA PROJECTS PRIVATE LIMITED

U. Sinha

Managing Director



प्रारूप 1
पंजीकरण प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U45400WB2008PTC125990

2008 - 2009

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स
SINHA PROJECTS PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह
कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक तेईस मई दो हजार आठ को मेरे हस्ताक्षर से कोलकाता में जारी किया
जाता है।

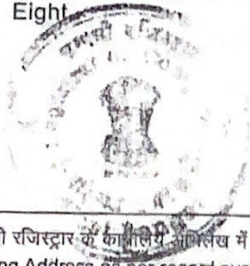
Form 1
Certificate of Incorporation

Corporate Identity Number : U45400WB2008PTC125990

2008 - 2009

I hereby certify that SINHA PROJECTS PRIVATE LIMITED is this day incorporated
under the Companies Act, 1956 (No. 1 of 1956) and that the company is private
limited.

Given under my hand at Kolkata this Twenty Third day of May Two Thousand
Eight



(ANIL MOHAN SINGH)

उप कम्पनी रजिस्ट्रार / Deputy Registrar of Companies

पश्चिम बंगाल
West Bengal

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

Mailing Address as per record available in Registrar of Companies office:

SINHA PROJECTS PRIVATE LIMITED
84A, LAKE VIEW ROAD., KOLKATA - 700029,
West Bengal, INDIA



Sinha Projects Pvt. Ltd.

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E-mail : spspiles@yahoo.co.in

CIN : U45400WB2008PTC125990

Date : 27/06/2023.

TO WHOM IT MAY CONCERN

DECLARATION - DAKSHINEE

There is **No** real estate agents has been engaged at Dakshinee Project,
Ramchandrapur, Sonarpur, Narendrapur, South 24 Parganas, Pin - 700 103, W.B.

Thanking you

For SINHA PROJECTS PRIVATE LIMITED

U. Saha

Managing Director



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CIN : U45400WB2008PTC125990

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TO WHOM IT MAY CONCERN
DECLARATION - DAKSHINEE

Below please find the Name & Address details of the Contractor, Architect and Structural Consultant who have been engaged at Dakshinee Project, Ramchandrapur, Sonarpur, Narendrapur, South 24 Parganas, Pin - 700 103, W.B. :-

➤ **Contractor :-**

Aanvi Project

BL-EF 108 2090, Rajdanga Main Road,
Kolkata - 700 107, W.B.

➤ **Architect :-**

Collage

1486, Rajdanga Main Road,
Kolkata - 700 107, W.B.

➤ **Structural Consultant :-**

Mr. Suvra Narayan Sil

5, Russel Street,
Kolkata - 700 071, W.B.

Thanking you

For SINHA PROJECTS PRIVATE LIMITED

U. S. Saha
Managing Director



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Date : 27/06/2023.

AMENITIES OF PROJECT DAKSHINEE

- Emergency Evacuation/Staircase
- Drinking Water
- Lift
- Community Hall
- Gym
- Kids Play Area

For SINHA PROJECTS PRIVATE LIMITED

U. Sinha
Managing Director



Sinha Projects Pvt. Ltd.

84A, Lake View Road, Kolkata - 700 029

Phone : (033) 2419 6770

E-mail : spspiles@yahoo.co.in

CIN : U145400WB2008PTC125990

Date : 27/06/2023.

TO WHOM IT MAY CONCERN

DECLARATION - DAKSHINEE

There is NO/NIL open parking area at Dakshinee Project, Ramchandrapur,
Sonarpur, Narendrapur, South 24 Parganas, Pin - 700 103, W.B.

Thanking you

For SINHA PROJECTS PRIVATE LIMITED

U. Sinha Roy
Managing Director



Sinha Projects Pvt. Ltd.

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CIN : U45400WB2008PTC125990

Date : 27/06/2023.

TO WHOM IT MAY CONCERN

DECLARATION - DAKSHINEE

This is to state and put on record that AIRPORT NOC is NOT APPLICABLE for our Dakshinee Project, Ramchandrapur, Sonarpur, Narendrapur, South 24 Parganas, Pin-700103, W.B.

Thanking you

For SINHA PROJECTS PRIVATE LIMITED

U. Subhalya

Managing Director



Sinha Projects Pvt. Ltd.

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CIN : U45400WB2008PTC125990

Date : 27/06/2023.

TO WHOM IT MAY CONCERN

DECLARATION - DAKSHINEE

This is to state and put on record that FIRE NOC is NOT APPLICABLE for our Dakshinee Project, Ramchandrapur, Sonarpur, Narendrapur, South 24 Parganas, Pin-700103, W.B.

Thanking you

For SINHA PROJECTS PRIVATE LIMITED

U. Sinha

Managing Director



Sinha Projects Pvt. Ltd.

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TO WHOM IT MAY CONCERN
DECLARATION - DAKSHINEE

There are No Past Projects completed by the Developer Sinha Projects Private Limited.

Thanking you

For SINHA PROJECTS PRIVATE LIMITED

U. Sinha
Managing Director



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NO ENCUMBERANCES CERTIFICATE

We hereby declare, confirm and place on record that the Property mentioned in the Schedule below is free from all encumbrances, charges, liens, lis pendens whatsoever and howsoever and the property has a good and marketable title.

SCHEDULE

ALL THAT piece and parcel of 40 decimals of Danga land (Now Bastu) comprised in R.S. Dag No. 891 under R.S. Khatian No. 35, corresponding to L.R. Dag No. 1002, L.R. Khatian No. 892 at Mouza- Ramchandrapur, J.L. No. 58, Police Station- Sonarpur, District South 24- Parganas, Bonohooghly No. 1 Gram Panchayat, along with the rights appurtenant thereto.

Butted and Bounded as Follows :-

ON THE NORTH BY : Part of R.S Dag no. 894, 892 & 870.

On THE SOUTH BY : Part of R.S Dag no. 891 and 12 foot wide common passage.

ON THE EAST BY : 24.5 Mt. Bye Pass Road.

ON THE WEST BY : Part of R.S Dag no. 895 and 896.

For SINHA PROJECTS PRIVATE LIMITED

U. Sinha

Managing Director



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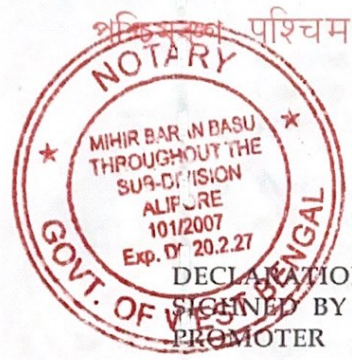
There are **43 (forty-three) no.** of covered parking area / Garage at Dakshinee Project, Ramchandrapur, Sonarpur, Narendrapur, South 24 Parganas, Pin - 700 103, W.B.

Thanking you

For SINHA PROJECTS PRIVATE LIMITED

U. Sinha
Managing Director

S/L No... 27/23



पश्चिम बंगाल WEST BENGAL

81AB 340795

BEFORE THE NOTARY
ALIPURE JUDGES COURT
KOLKATA-700027

FORM B

(See rule 3(4))

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Sinha Projects Private Limited promoter of the proposed project;

I, Ujjal Sinha Roy duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

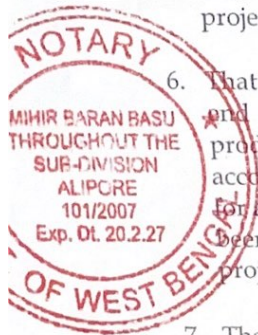
Sunirman Infrastructure has a legal title to the land on which the development of the proposed project is to be carried out

AND

27 JUN 2023

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.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is 31.12.2024.
3. 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.
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 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.
7. That I/promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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

27 JUN 2023

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 Kolkata on this 27 day of June

Deponent

For SINHA PROJECTS PRIVATE LIMITED

U. Subha
Managing Director

*Identified by me
Ayan Ali
Advocate*



Solemnly declared and affirms
Alipore Judges Court, Kol-27, on
identification atAM/PM
under Notary Act.

M. B. Basu

(M. B. BASU)
Notary Govt. of West Bengal
101 / 2007

27 JUN 2023

S/L No. 43/27/6/23.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

81AB 340796



BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700027

TO WHOMSOEVER IT MAY CONCERN

I, Ujjal Sinha Roy duly authorized by the promoter of the proposed project Sinha Projects Private Limited do hereby solemnly declare, undertake and state as under:

1. That the Agreement of Sale/Builder Buyer Agreement of our Project Sunrise Complex Phase I is in accordance to Annexure-A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.
2. That none of the terms and conditions of the Agreement for Sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021.

27 JUN 2023

3. That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & Rules shall prevail in those cases.

4. That if any contradiction arises in the future the Deponent will be responsible for it.



Deponent

For SINHA PROJECTS PRIVATE LIMITED

V. Spharaj
Managing Director

Director

*Identified by me
Ayan Das
Advocate*

Solemnly declared and affirmed
Alipore Judges Court, Kol-27, on
identification atAM/PM
under Notarial Act.

M. B. Basu
(M. B. BASU)
Notary Govt. of West Bengal
10/1/2007

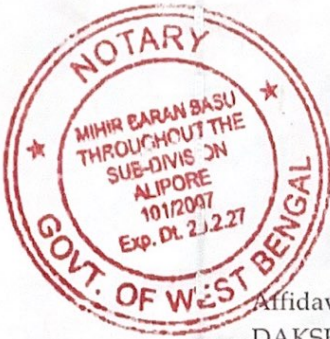
27 JUN 2023

S/L No. 42/27/6/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

81AB 636311



BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700027

Affidavit cum Declaration

Affidavit cum Declaration of by promoter of the proposed project DAKSHINEE represented by its Director Ujjal Sinha Roy:

I, Mr. Ujjal Sinha Roy, Director of the proposed project do hereby solemnly declare, undertake and state as under:

1. That, the promoter shall duly abide by the provisions contained in Section 17 of The Real Estate (Regulation and Development) Act, 2016 read with the clause (n) of Section 2 of the said Act, relating to the "common areas".

27 JUN 2023

2. That, the promoter shall also abide by the The Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations and Directives thereunder.

Deponent(s)

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 Kolkata on this 27th day of June, 23

For SINHA PROJECTS PRIVATE LIMITED

V. Saha
Managing Director

Deponent(s)

Identified by me
Ayan Ashi
Advocate

Solemnly declared and affirms
Alipore Judges Court, Kol-27, on
identification aAM/PM
under Notarial Act.

M. B. Basu
(M. B. BASU)
Notary Govt. of West Bengal
101/2007

27 JUN 2023



For SINHA PROJECTS PRIVATE LIMITED

U. S. Saha

Managing Director

