

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL



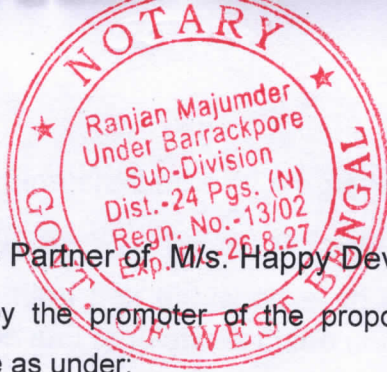
WEST BENGAL

36AA 585127

BEFORE THE NOTARY AT BARRACKPORE
NORTH 24 PARGANASFORM 'B'
[See rule 3(4)]AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sri Chanchal Mukherjee Partner of M/s. Happy Developer (herein after referred to as 'the Partnership Firm'), Promoter, of the on-going project named **JONAKI APARTMENT -II** situated at HoldingNo-334, T.N. Banerjee Road ,P.O- Sukchar,P.S-Rahara,Kolkata-700115, West Bengal, India under Ward No.- 2,Mouza-Sukchar, J.L. No. 09. R.S No-14, L.R. Dag No-7230,Rr.s.Dag No-2353&2354R.S.Khatian No-690,L.R.Khatian No-5337,5338,5339 & 5340.Holding No-334 ,Touji No-156, North 24 Parganas,Under Panihati Minicipality,W.B.India. duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 24/08/2024 .

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I, Sri Chanchal Mukherjee Partner of M/s. Happy Developer, 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 the Firm has a legal title/right to the land on which the development of the on-going project is carried out by virtue of a Joint Development Agreement with (1) Sri Pramod Kumar Shaw(PAN:-BJVPS3427C), (2) Sri Bonod Kumar Shaw (PAN:-LGNPS9643F) (3) Sri Ajay Kumar Shaw (PAN:-BNAPS0828L) (4) Smt Sharmila Shaw (PAN:-BSWPS5450J) and M/s. Happy Developer , a Partnership Firm under Indian Partnership Act,1932(Act IX of 1932).

AND

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owners and the Partnership Firm for development of the real estate project are 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 the Partnership Firm within the date of 06/05/2027 which is 36 (Thirty Six) months from the date of signing the 1st. Sale Agreement.
4. That seventy per cent of the amounts realised by the Partnership Firm for the real estate project from the allottees (per proforma agreement for sale), 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.
6. 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.
7. That the Partnership Firm 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.

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8. That the Partnership Firm shall take all the pending approvals on time, from the competent authorities.
9. That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Partnership Firm shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

I, Sri Chanchal Mukherjee s/o-Sri Nemai Chandra Mukherjee, by Nationality Indian, by Occupation Business, residing at Dr. Gopal Chatterjee Road, P.O. Sukchar, P. S. Khardah, Kolkata 700115 in the District of North 24-Parganas, solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

For, HAPPY DEVELOPER
Happy Developer

chanchal mukherjee

Partner
CHANCHAL MUKHERJEE
PARTNER

Solemnly Affirmed
&
Declared Before Me
On Identification

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RANJAN MAJUMDER
NOTARY

Regd. No.-13/02

27 FEB 2025

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 February, 2025

Happy Developer

chanchal mukherjee

Partner
CHANCHAL MUKHERJEE
PARTNER

Solemnly affirmed before me on this 27th day of February, 2025 at Kolkata

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