



पश्चिम बंगाल WEST BENGAL

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BEFORE THE NOTARY PUBLIC AT ALIPORE

Before the Notary
at Alipore Judge's Court

AFFIDAVIT

We (1) SRI DEBOPRIYO DATTA @ DUTTA, Son of Late Sukumar Chandra Dutta alias Datta, by religion Hindu, by occupation Service, Nationality Indian, residing at 37/1E, Girish Mukherjee Road, P.O. Bhowanipur, Police Station Bhowanipur, Kolkata 700025, (2) MR. ARIJIT SEN and (3) MR. AVIRUP SEN, Both sons of Late Samiran Sen, both by faith Hindu, both by occupation Service, Nationality Indian, both are residing at 9, Dover Lane, Gariahat, P.O. Dover Lane, Police Station Gariahat, Kolkata 700029 (hereinafter jointly called and referred to as the "PRINCIPALS") do hereby nominate, constitute and appoint MAA TARA ENTERPRISE, A Sole Proprietorship firm, represented through its sole proprietor SRI RAJA DEBNATH, S/o. Late Nimai Debnath, by faith Hindu, by occupation Business, by Nationality Indian, residing at 94/1, Picnic Garden Road, Tiljala, Kolkata 700039, do hereby solemnly affirm and declare as follows that:-



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NO. DATE RS.

NAME.

ADDRESS.

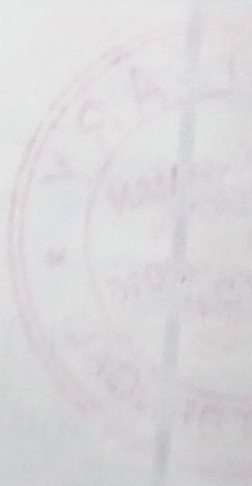
ALIPORE JUDGES COURT
A. N. BANERJEE

STAMP VENDOR

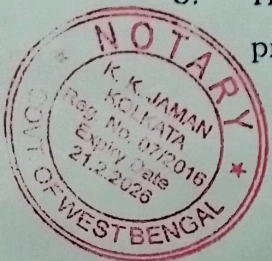
SIGNATURE

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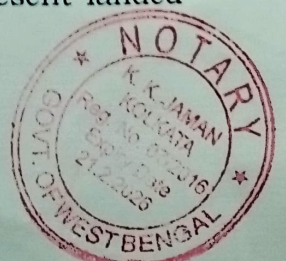
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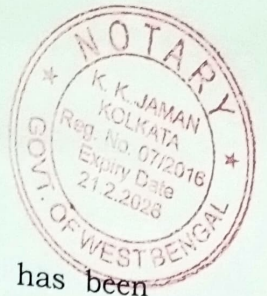


1. That we hold urban land with old building at Premises No.40E, Paddapukur Road, Kolkata-700020 within Ward No.069 of Kolkata Municipal Corporation Police Station Ballygunge, as described in Annexure 'A' hereto attached and intend to construct a residential building over the said premises being No.40E, Paddapukur Road, Kolkata 700020, within Ward No.069 of Kolkata Municipal Corporation, Police Station Ballygunge.
2. That we the owners intend to procure a No Objection Certificate in respect of the said landed property to be granted by the Competent Authority (ULC) & S.D.O. Sadar, Alipore, South 24 Parganas, under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976, read with Section 4 Sub Section 4 of the Kolkata Municipal Corporation Building Rules, 1990.
3. That save and except the property described in the Annexure 'A' herein below, the owners did not hold as on date any vacant land or land with building in any Urban Agglomeration as defined in the Urban Land (Ceiling and Regulation) Act, 1976.
4. That we being the owners are liable to file a statement u/s 22 of the Urban Land (Ceiling and Regulation) Act, 1976 as and when the existing buildings/ structures are demolished before the Competent Authority (ULC) & S.D.O. Sadar, Alipore.
5. That we become owners/holders of the present landed property with effect from 11.01.2024.



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6. That no other land or land with building has been acquired and owned by us since 17.02.1976 within any Urban agglomeration.

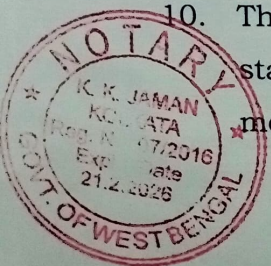
7. That we intend/intends to make construction of the proposed building in the following manner:-

- a) Total Floor Area (In square meter) : 993.324 Sq.M
- b) Total No. of Flats/dwelling units : 15 Nos.
- c) Total area of Flat/dwelling units : 943.324 Sq.M
- d) The plinth area of the Biggest Flat; : 64.664 Sq.M dwelling unit in the proposed construction.
- e) Future Mode of use of the building : N.A.
Possible monetary resources

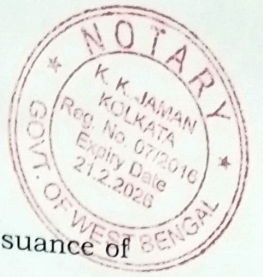
8. That area of plinth of such dwelling unit in the proposed construction will be kept within 300 square meters in terms of Section 29 of the aforesaid Act.

9. That a tank to the extent of NIL sq. meters, Garden to the extent of NIL Sq. meters, passage or access and road to the extent of NIL Sq. meter remain(s) at the site and in the event of any change in nature, character and area of such tank, garden, passage or access road vacant land so emerged and excess vacant land, if any, within the purview of the Urban Land (Ceiling and Regulation) Act, 1976 will be taken in the redetermination by the prescribed authority.

10. That any omission incorrectness in the above statement/statements even if bonafide and if the below mentioned land is declared ceiling surplus as per the



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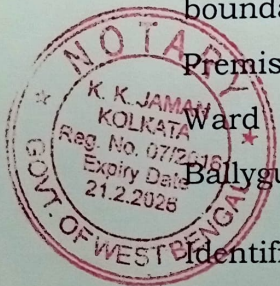


provisions of the U.L. (C&R) Act, 1976, after issuance of the desired NOC, then the Competent Authority, shall have the absolute right to rescind, cancel or withdraw the NOC with retrospective effect and the permission, if any, granted with regard to construction and also take such other action/actions in respect thereof as may be deemed fit and proper as per the U.L.(C&R) Act, 1976 and in that case we the owners shall be liable for all costs and consequences thereof.

11. That the Affidavit shall be binding upon us as well as our successors and assignees.
12. That the above statements as made herein above are true to the best of our knowledge and belief.

ANNEXURE "A"

ALL THAT piece and parcel of land measuring an area measuring about 07 Cottahs 12 Chittaks 08 Square feet (more or less) i.e. equivalent to 519.138 Square Meters comprising R.S. Plot No(s) N.A., R.S. Khatian No(s) N.A., corresponding to L.R. Plot No(s) N.A., L.R. Khatian No(s). N.A. of Mouza N.A., J.L. No. N.A., Police Station Ballygunge, with building and structures having several dwelling units, boundary wall, path ways etc. situate, lying at and being the Premises No.40E, Paddapukur Road, Kolkata 700020, within Ward No.069, of Kolkata Municipal Corporation, P.S. Ballygunge of Kolkata Municipal Corporation.



Identified by me

Maitri Ghosh

Advocate

Signature attested
in identification

K.K. Jaman

K.K. Jaman
Notary, Govt. of West Bengal
Regn. No.: 07/2016
Kolkata

Debopriyo Datta

Prirup Sen
Arif Khan

Full signature of the Deponent(s)

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