

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

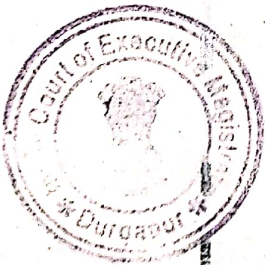
89AB 336655



BEFORE THE EXECUTIVE MAGISTRATE AT DURGAPUR COURT

AFFIDAVIT- URBAN LAND CEILING (ULC)

I/We, MESSRS SAIMA SYNERGYONE SOLUTIONS PVT. LTD., [PAN - AAKCS1255L] being an existing company within the meaning of the Companies Act, 2013, having its correspondence office at 35, Kalighat Road, Matrika Apartment, Gr. Floor, Kolkata 700 025 and registered office at Hotel Arya H.B. Road, P.O. & P.S. Lalpur, District Ranchi, PIN -834001, in the State of Jharkhand, represented by their authorized signatory & Constituted Attorney SMT. FALGUNI CHATTERJEE [PAN: APIPC7793K] Wife of Pradip Chatterjee, by faith Hindu, by nationality Indian, by occupation Business, residing at 146A, Dewangazi Road, Swapnaraj, Flat no. 301, 2nd Floor, Bally, Dist- Howrah, PIN-111201, do hereby solemnly affirms and declare as follows that :-



Sl. No. 3055 Date 01/02/24
Sold to S. Mukherjee (A/S)
Address D.M.L.
Value of Stamp

Date of Purchase of the stamp
Paper from Treasury 18 JAN 2024
Name of the Treasury from
Durgapur

Chatterjee

Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17

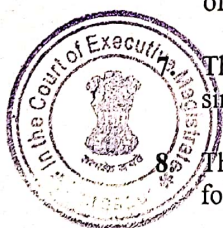


1. I/We am/are the original owner of the below scheduled landed property of 33 Decimal under Mouza- Gopalmath, comprised within R.S. Plot no. 487 corresponding L.R. Plot No-429, admeasuring 15.41 Decimal, R.S. Plot no. 488 corresponding L.R. Plot No-452, admeasuring 7.59 Decimal & R.S. Plot no. 514 corresponding L.R. Plot No-451, admeasuring 10 Decimal, J.L No- 03, L.R. Khatian No- 988, Under P.S-Durgapur and the Jurisdiction of Durgapur Municipal Corporation, Dist- Paschim Bardhaman, West Bengal and competent to affirm this affidavit.
2. That I/We hold urbanisable land with old building at Premises Holding No: N/133, Durgapur- 713217, within ward No: 35 of Durgapur Municipal Corporation, P.S- Durgapur, as described in Annexure "A" hereto attached and intend to construct a residential/commercial building over the said premises being No. N/133, Durgapur- 713217, within ward No: 35 of Durgapur Municipal Corporation, P.S- Durgapur.
3. That I/We intend(s) to procure a No Objection Certificate in respect of the said landed property to be granted by the Competent Authority(ULC) & S.D.O. City Centre , Durgapur, Paschim Bardhaman under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976. Read with section 4, Sub-section 4 of the Durgapur Municipal Corporation Building Rules, 1990.
4. That save and except the property described in the Annexure "A" herein below, I/We did not hold as on 17.02.1976 and do not hold since then till date any vacant land or land with building in any Urban agglomeration as defined in the Urban Land (Ceiling and Regulation) Act, 1976.
5. That I/We liable to file a statement u/s. 22 of the Urban Land (Ceiling and Regulation) Act, 1976 as and when the existing buildings /structure demolished before the Competent Authority (ULC) & S.D.O. City Centre. Durgapur.
6. That I/We the said become owner / holder of the present landed property by virtue of sale deed/s

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

That I/We intend/intends to make construction of the proposed building in the following manner:-

Total Floor Area (In square meter)	3830.41 Sq. m
Total No. of Flats / dwelling units	37
Total area of Flat / dwelling units	3231.06 Sq. M
The plinth area of the Biggest Flat / dwelling unit in the proposed construction	93.42 Sq. M
Future Mode of use of the Building Possible monetary resources	Apartment



9. Rain water storage

Of the building roof: Rainwater is collected on the roof and transferred through gutters to a storage reservoir (an approx. of 10000 liters) for reuse and reprocess.

10. Solar Energy: Utilization of Solar Energy is indicated in the roof through solar panels.

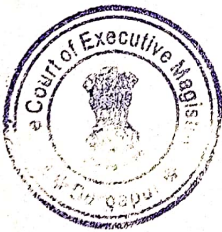
11. Plantation of trees: Plantation of trees has to be done on 20% of land area i.e. 200.742 square meters of land. Total 25 nos. of trees can be planted on this specified area.

12. 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.

13. THAT a tank to the extent of NIL square meters, Garden to the extent of NIL sq. meters, passage or access and road to the extent of NIL sq. meters 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 re-determination by the prescribed authority.

14. 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 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 I/We the said Company shall/will be liable for all costs and consequences thereof.

15. THAT the Affidavit shall be binding upon me/us as well as my/our successors and assignees.



16. THAT the above statements as made are true to the best of my/our knowledge and belief and I hereby swear this affidavit on this the ____ day of February, 2024, at Durgapur Court.

ANNEXURE - "A"

That piece and parcel of a Bastu land admeasuring 33 Decimal under Mouza-Gopalmath, comprised within R.S. Plot no. 487 corresponding L.R. Plot No-429, admeasuring 15.41 Decimal, R.S. Plot no. 488 corresponding L.R. Plot No-452, admeasuring 7.59 Decimal & R.S. Plot no. 514 corresponding L.R. Plot No-451, admeasuring 10 Decimal, J.L No- 03, L.R. Khatian No- 988, Under P.S-Durgapur and the Jurisdiction of Durgapur Municipal Corporation, Dist- Paschim Bardhaman, West Bengal, butted and bounded :-

- On the North - R.S. Plot no. 487 & 488 (P)
On the South - R.S. Plot no. 1035 & Property of Times Vanijia Pvt. Ltd.
On the East - R.S. Plot no. 488 & 514
On the West - R.S. Plot no. 487

SANJANA SYNERGYONE SOLUTIONS PVT. LTD.

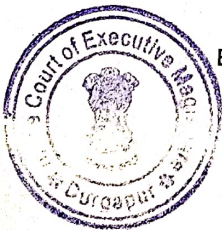
Falguni Chatterjee
Authorised Signatory

Signature of Deponent(s)

Identified by me,

Subrata Mukherjee

Advocate



SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007

Solemnly affirm before me by
Sri/Smt... *Falguni Chatterjee*
who is identified by
Sri/Smt... *S. Mukherjee* Advocate
the... *15th*... day of... *Feb*... 20... *24*...

B
Executive Magistrate
Durgapur

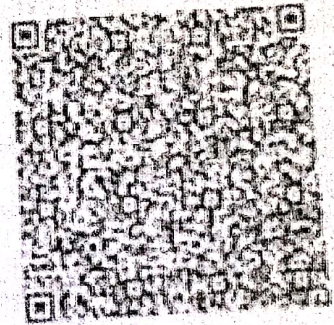
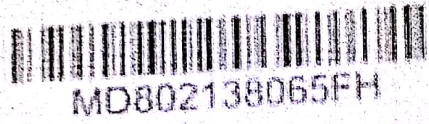
Government of India

Enrollment No : 2017/80B13/29260

To
FALGUNI CHATTERJEE
W/O Pradip Chatterjee
146/A DEWAN GAZI ROAD
BALLY
Bally Municipality
Bally
Haora
West Bengal 711201
9903783018

30/10/2012

80213806



आपका आधार क्रमांक / Your Aadhaar No. :

8207 8501 0536

मेरा आधार, मेरी पहचान

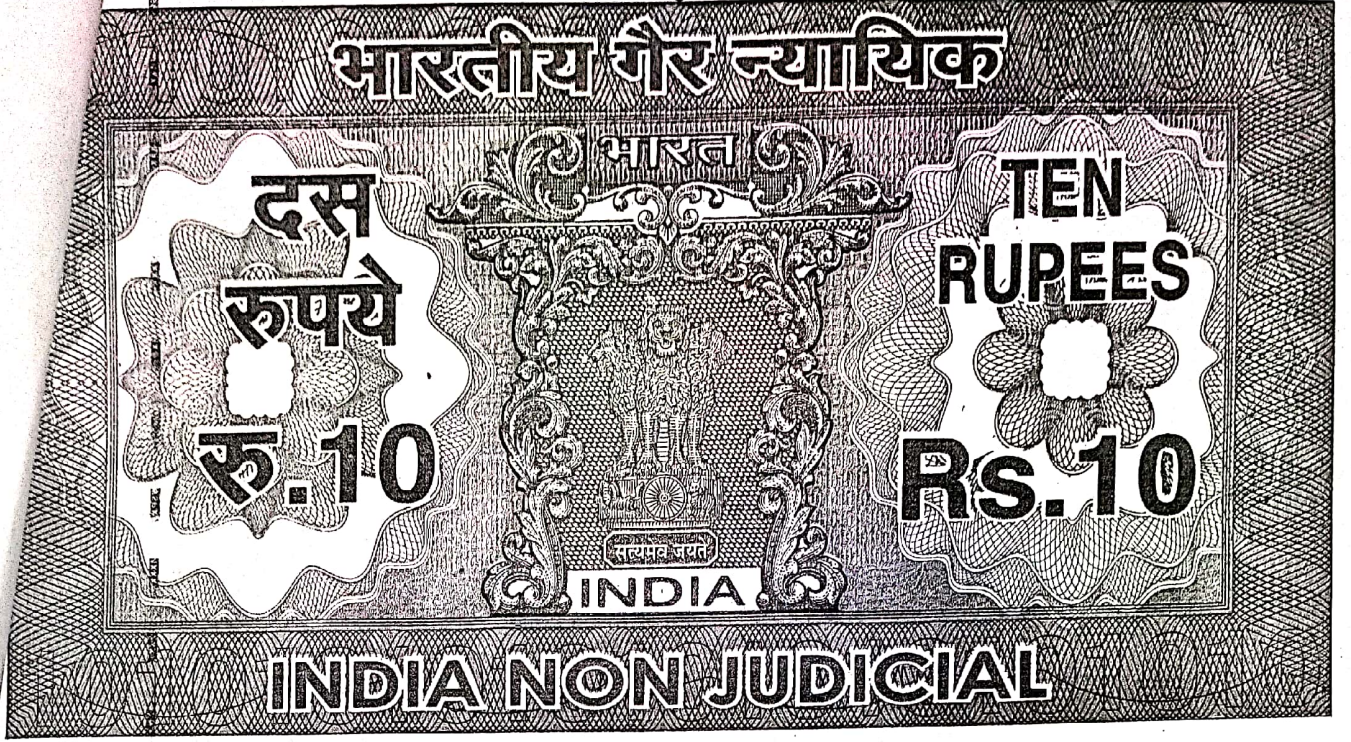


भारत सरकार

Government of India

FALGUNI CHATTERJEE
Father : LATE SISIR SARKAR
DOB : 05/03/1974
Female





पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

89AB 336655

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MAA SYNERGY ONE SOLUTIONS PVT. LTD.

Falguni Chatterjee
Authorised Signatory

Signature of Deponent(s)

Identified by me,

Subrata Mukherjee
Advocate

SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007