

Sl. No. 07 Date: 07 FEB 2026

07 FEB 2026

भारतीय गैर न्यायिक

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT ALIPORE, KOLKATA-27



AFFIDAVIT CUM DECLARATION

I, Mita Das, Proprietor of Sayantika Enterprise, having office at B/34, Brahmapur South End, Kolkata-700096, do hereby solemnly affirm and declare as under:

- 1) That a Development Agreement was executed between the Landowner(s) and Developer/Promoter in respect of the proposed real estate project titled "Sayantika Apartment", situated at 2138, Brahmapur, Post office- Brahmapur, Police Station- Bansdrani, Kolkata-700096.
- 2) That the said Development Agreement was executed on 26th Sep, 2022, and in terms of Article V, Clause 5.5 of the said agreement, the validity of development agreement stood expired within 24 Month (18 Month + 6 Month of Grace Period) from the date of its execution, i.e., on 26th Sep, 2022.
- 3) That the construction and development of the said project has been duly completed in accordance with the sanctioned plan and approvals granted by the competent authority.
- 4) That the Completion Certificate (CC / OC no: 2024110023 dt 07/06/2024) for the project has been duly obtained from the KOLKATA MUNICIPAL CORPORATION competent authority on 07/06/2024.

For SAYANTIKA ENTERPRISE

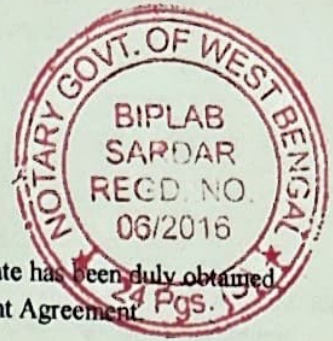
Mita Das
Proprietress

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- 5) That since the project has been fully completed and the Completion Certificate has been duly obtained, **no further development activity remains pending** under the said Development Agreement.
- 6) That in view of the completion of the project and issuance of the Completion Certificate, **extension of the Development Agreement is neither required nor necessary**, as the purpose of the said agreement stands fully achieved.
- 7) That I further solemnly affirm and state that no flat, apartment, unit or any part of the aforesaid project has been booked, allotted, sold, agreed to be sold or otherwise transferred to any allottee or third party till date.
- 8) That **no booking amount, advance, consideration or any other sum** has been received from any person in respect of any flat or unit of the said project.
- 9) That no agreement for sale, booking form, allotment letter or similar document has been executed in respect of the said project, and accordingly, there exists no allottee in the project as on date.
- 10) That this Affidavit is being executed and submitted to the West Bengal Real Estate Regulatory Authority (WBREERA) at the time of project registration for their kind information and record.

That the contents of the above affidavit are true and correct to the best of my knowledge and belief, and nothing material has been concealed there from.

For SAYANTIKA ENTERPRISE

Mita Das

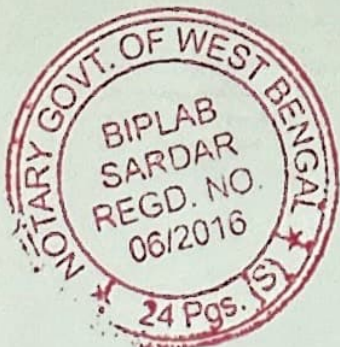
Proprietress

DEPONENT

Name: Mita Das

Designation: Proprietor of Sayantika Enterprise

Address: B/34, Brahmapur South End, Kolkata-700096



Solemnly Affirmed & Declared
before me on identification

BIPLAB SARDAR,
NOTARY
Regd. No 06/2016
Govt. Of W. Bengal

IDENTIFIED BY ME

Advocate

ARIJIT PATRA
Advocate

F. No.- 1569/2009
Criminal And Judge's Court
Alipore, Kol-700 027

07 FEB 2026



DATED : 07-JUN-24 13:19:42

CC/OC No.
2024110023

THE KOLKATA MUNICIPAL CORPORATION
COMPLETION CUM OCCUPANCY (*) CERTIFICATE

CC/OC DATE
07/06/2024

From :

Executive Engineer(Civil)
Building Department (BR. XI)
The Kolkata Municipal Corporation

To :

SMT MITA DAS PROPRIETRESS OF SAYANTIKA ENTERPRISE AS CONSTITUTED POWER OF ATTORNEY FOR SRI DEBASIS GHOSH ALIAS DEB

Subject : Grant of Completion Cum Occupancy (*) Certificate under rule 28/29/30 (whichever applicable) of K.M.C Building rules 2009

Building Particulars : FULL COMPLETION CERTIFICATE OF III STORIED RESIDENTIAL BUILDING OF HEIGHT 9.9 M SANCTIONED VIDE B.P. NO. 2023110011 DATED 10/04/2023 AND SUBSEQUENTLY REGULARISED U/R 26 (2a) & (2b) ALONG WITH 400(1) APPROVED BY ER(C)/BLDG/BR-XI DATED 21/12/2023 VIDE SL. NO. 062/BR-XI/23-24 DATED 18.01.2024.

Earlier Sanction/CC 1 : Rule 26(2) (a) (b) 062 18/01/2024

Premises No. and Street : 2138, BRAHMADAPUR Ward No. 111 Borough No. : XI
LBS/ARC No. : LBS/I/1078 LBS/ARC Name : MANASH MOHAN GUHA MAJUMDAR
ESE No. : ESE/II/586 ESE Name : MANASH MOHAN GUHA MAJUMDAR

Dear Sir/Madam,

With reference to your notice dated 13/03/2024
Premises No. and Street 2138, BRAHMADAPUR

I hereby certify that the building at
Ward No. 111 Borough No. : XI

has been inspected with reference to planning parameters given in Chapter VIII to Chapter XVII of the Kolkata Municipal Corporation Building Rules 1990/2009. On the basis of the same, the representation contained in your aforesaid notice and the Structural stability certificate, other certificates & undertaking viz.

- I) N.O.C from Assesment Collection Dept. (vide no. K2529882023 DATED 12/03/2024)
II) Internal House Drainage sanctioned plan. (vide no. INT/2024110023), dated 07/06/2024
III) N.O.C from W.B.F : N.S. (NOT APPLICABLE)
IV) Form C for Operating lift/s. (no Vide no. NOT APPLICABLE)

Other Undertaking for compliance, furnished by you and as per approval of A.E(C)/E.E.(C)/Dy C.E.(C)/DG (BUILDING) of Building Department dated: 29-MAY-24

This building is certified to have been completed as per Sanction Plans as detailed above.

One Set of building plans with endorsement "Approved Completion Plan/Block wise Plan" is uploaded with annexed document.

Yours faithfully,

SUBHASISH DAS Digitally signed by SUBHASISH DAS
Date: 2024.06.07 14:15:00 +05'30'

Executive Engineer(Civil)

MANISH SARKAR Digitally signed by MANISH SARKAR
Date: 2024.06.07 14:09:44 +05'30'

A.E(c)

Copy To

1. Architect/LBS, 2. Chief Manager (Rev)/EMC, 3. DG(civil)/EMC, 4. DG(Water Supply)/EMC,
5. DG(WB&ES) Govt. of West Bengal, 6. Chief Electrical Inspector Govt. of West Bengal.

MANISH SARKAR Digitally signed by MANISH SARKAR
Date: 2024.06.07 14:10:02 +05'30'

A.E(c)

SUBHASISH DAS Digitally signed by SUBHASISH DAS
Date: 2024.06.07 14:15:26 +05'30'

Executive Engineer(Civil)

Note: (*) This Completion Certificate will be considered as Occupancy certificate subject to # Effecting External House Drainage connection & also for carriage way (if applicable) by Borough Engineering Department, EMC, #Effecting water connection from Water Supply Department, EMC, #Completion supply of Electricity by appropriate Authority, #Having consent to operate issued by WBPCB (if applicable), #Having all other Statutory permission from Appropriate Authority for any particular Use Group of the Building wherever applicable.