

SL. NO. C-06 Dt. 13 NOV 2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



Before the Notary Public
West Bengal Taxation Tribunal

BEFORE THE NOTARY PUBLIC **AFFIDAVIT CUM DECLARATION**

We, 1) **SRI NEPAL MONDAL**, son of Sri SaratMondal, **PAN- BLMPM1188F**, by faith – Hindu, by Nationality – Indian, by occupation – Business, 2) **SRI SUBIR MONDAL**, son of Sri SaratMondal, **PAN- ALMPM8193K**, by faith – Hindu, by Nationality – Indian, by occupation – Business, 3) **SRI JAYANTA MONDAL**, son of Sri SaratMondal, **PAN- AKQPM2925A**, by faith – Hindu, by Nationality – Indian, by occupation – Business and 4) **SRI PRASANTA MONDAL**, son of Sri SaratMondal, **PAN- ALPPM9447F**, by faith – Hindu, by Nationality – Indian, by occupation – Business all are residing at Mohisgote, Dhalipara, P.O- Krishnapur, P.S- Newtown, District- North 24 Parganas, Kolkata – 700102, do hereby jointly declare and confirm as follows :-

Nepal Mondal

Jayanta Mondal

Subir Mondal

Prasanta Mondal

ATTESTED
Goutam Chakrabarty
Notary, West Bengal
Taxation Tribunal
Reg. No. 098/2022

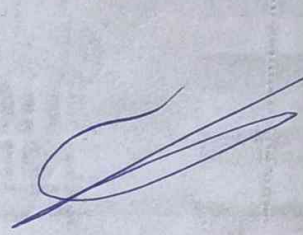
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BIKASH KARMAKAR
(Advocate)

High Court, Calcutta
Regn. No. WB-225/2007
Mob:- 9903497515
12 JUN 2025
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

12 JUN 2025

12 JUN 2026



- 1) That we, the Declarant herein are the joint owners of **ALL THAT** piece and parcel of **Bastu Land** measuring about 13 (thirteen) Decimals equivalent to **08 (eight) Cottahs more or less** together with two storied building **total measuring about 1000 Sq.ft more or less** lying thereon at **Mouza-Mohisgote**, J.L No. 20, Touzi No. 145, Sabek Khatian No. 11, KriKhatian No. 704, **L.R Khatian No. 1141, 1142, 1143 & 1144, R.S/L.R Dag No. 936** under Mohisbathan 2 No. Gram Panchayet but newly incorporated **Bidhannagar Municipal Corporation within Ward No. 27, Mohisgote Road**, Police Station- Newtown, (Previously Rajarhat), A.D.S.R Office at Rajarhat, Newtown Previously Bidhannagar, Salt Lake City, in the District of North 24 Parganas.
- 2) That we hereby entered into a registered Development Agreement with "**RAJ RAJESWARI DEVELOPER**", a Partnership Firm, **PAN- AASFR3075Q**, having its office at BD-63, Samarpally, Krishnapur, Post Office- Krishnapur, Police Station- Baguiati, District- North 24 Parganas, Kolkata- 700102 represented by its one of the partner out of three partners namely **SRI BALAI CHANDRA SAHA**, son of Sri Anil Chandra Saha, **PAN- ATCPS9844B**, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at AB-280, Samarpally, Krishnapur, P.O - Krishnapur, P.S - Baguiati, District - North 24 Parganas, Kolkata-700102 West Bengal, India which was registered on 26/07/2017 at Addl. District Sub-Registrar Rajarhat, New Town, North 24 Parganas and recorded in Book No. I, Volume No. 1523-2017, Pages from 203369 to 203423, **Being No. 152307112** for the year 2017 under some terms and conditions mentioned therein and thereafter the we also execute a Development Power of Attorney which was executed on 26/07/2017 before the Additional District Sub-Registrar, Rajarhat, Newtown, and recorded in Book No. I, Volume No.1523-2017, pages from 203424 to 203450, **Being No152307118** for the year 2017 in favour of **SRI BALAI CHANDRA SAHA**, son of Sri Anil Chandra Saha, **PAN- ATCPS9844B**, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at AB-280, Samarpally, Krishnapur, P.O - Krishnapur, P.S - Baguiati, District - North 24 Parganas, Kolkata-700102 West Bengal, India, being the partners of "**RAJ RAJESWARI DEVELOPER**" a Partnership firm, having its office at BD - 63, Samarpaliy, Krishnapur, Post Office - Krishnapur, Police Station- Baguiati, Kolkata-700102, District North 24-Parganas.
- 3) That thereafter due to recession in the real estate business especially due to unfortunate breakout of COVID-19 pandemic coupled with countrywide lockdown, the real-estate business badly affected and there is no chance of revival of the same in near future and for that purpose the Developer could not work till 2020 therefore we hereby request to the Developer to complete the said project within 2024.

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Nepal Mandal
Subir Mandal

Jayanta Mondal
Prasanta Mandal

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- 4) Thereafter the Developer "RAJ RAJESWARI DEVELOPER" had obtained a Building Sanction Plan for residential purpose from the Bidhannagar Municipal Corporation vide AIN No. 109146211100677 and approved no. BMC/BPN/A/799, dated 16.06.2021 and marked as Flat Nos. A, B, C & D in each floor of the said Building Sanction Plan.
- 5) In respect of the aforesaid Building Sanction Plan, the Developer started construction work in terms of the said registered Development Agreement and during the construction work the Developer herein renew the aforesaid Building Sanction Plan vide No. BMC/BPN/A/799, dated 16.06.2021 before the Bidhannagar Municipal Corporation and after scrutinizing all the documents the competent authority renew the same till 15/06/2026 of the proposed (G+4) Multi-storied building commonly known as "PRAYASH" and the Flat Nos. has been changed as F1, F2, F3 & F4 in each floor instead of Flat Nos. A, B, C & D in each floor.
- 6) That at present the building namely "PRAYASH" has been completed by the Developer and the Developer herein applied for Completion Certificate before the Bidhannagar Municipal Corporation.

7) That it is to be noted here that we have satisfactorily received our Owner's allocation as per terms of the said Registered Development Agreement and we have no further claim and demand against the said Developer. We will get the Completion Certificate as and when the Developer receives the same from the Competent Authority. In this regard we have no objection regarding the CC.

The aforesaid statements of the foregoing paragraphs are true and correct to the best of our knowledge and belief.

Witness :

1. Rajib Saha

2. Rajit Chatterjee

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Nepal Mondal

Sulin Mondal

Jayanta Mondal

Prasanta Mondal

Identified by me,

Bikash Karmakar,

Advocate

SIGNATUR OF THE DEPONENT

Solemnly affirmed and declared before me on identification



ATTESTED

Goutam Chakrabarty

Notary, West Bengal

Taxation Tribunal

Reg. No. 098/2022

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