



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Notary Public of India

31AA 680348

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JL No. 07/09/2024
Date



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of "SAMBRANI PROJECTS LLP", a limited liability Partnership Firm, having LLP Identification No.ACE-3483, PAN :AFEFS2369P, having registered office at Dayal Manjil, Shyama Charan Rakshit Road, Barabazar, P.O. & P.S. Chandernagore, District Hooghly, Pin-712136, being Promoter of the proposed project having developing right given by the Owners of the proposed project by virtue of Development/Joint Venture Agreement alongwith Power of Attorney dated 30.07.2024 which was registered at the office at A.D.S.R. Chandernagore being No.060402461 dated 30.07.2024, represented by it's one of the Partner namely Sri Bijoy Guha Mallick, son of Late Birendra Nath Guha Mullick, of Uttarayan Apartment, Flat No: D-1/3, Barabazar, P.O & P.S: Chandannagar, District Hooghly, Pin: 712136.

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KAKALI MUKHERJEE
NOTARY

Regn. No.- 13791/18
Chandannagar
Hooghly-712136

07 SEP 2024

:: 2 ::

“SAMBRANI PROJECTS LLP”, the Developer of the proposed project duly having right to develop given by the Owners namely (1) Sri Bijoy Guha Mallick, son of Late Birendra Nath Guha Mullick, of Uttarayan Apartment, Flat No: D-1/3, Barabazar, P.O & P.S: Chandannagar, District Hooghly, Pin: 712136, (2) Sri Rahul Agarwal, son of Sri Munna Agarwal, of Bishalaxmi Tala, Champatala, P.O. Khalisani, P.S. Bhadreswar, District Hooghly, Pin : 712138, (3) Sri Arijit Basu, son of Late Sujit Kumar Basu, of Champatala, Brahmanpara P.O. Khalisani, P.S. Chandernagore, District Hooghly, Pin:712138 and (4) Sri Priyansh Bhojnagarwal, son of Ganesh Prasad Bhojnagarwala, of FD-326, Sector-3, P.O. & P.S. Bidhannagar, District North 24 Parganas, Pin: 700106, do hereby solemnly declare, undertake and state as under:

(1) Sri Bijoy Guha Mallick, son of Late Birendra Nath Guha Mullick, of Uttarayan Apartment, Flat No: D-1/3, Barabazar, P.O & P.S: Chandannagar, District Hooghly, Pin: 712136, (2) Sri Rahul Agarwal, son of Sri Munna Agarwal, of Bishalaxmi Tala, Champatala, P.O. Khalisani, P.S. Bhadreswar, District Hooghly, Pin : 712138, (3) Sri Arijit Basu, son of Late Sujit Kumar Basu, of Champatala, Brahmanpara P.O. Khalisani, P.S. Chandernagore, District Hooghly, Pin:712138 and (4) Sri Priyansh Bhojnagarwal, son of Ganesh Prasad Bhojnagarwala, of FD-326, Sector-3, P.O. & P.S. Bidhannagar, District North 24 Parganas, Pin: 700106 (The Land Owners) have legal title to the Land on which the development of the proposed project is to be carried out.

AND

A Legally valid authentication of title of such land with an authenticated copy of the Development /Joint Venture Agreement alongwith Power of Attorney between such Owners and Promoter for Development of the real estate project is enclosed herewith:

1. That the said Land is free from encumbrances.
2. That the time period within which the project shall be completed by the promoter is 31ST day of October, 2026.
3. That Eighty-three point Seventy Two percent of the amounts realized by the Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
4. 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.

Cont.P/3




KAKALI MUKHERJEE
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07 SEP 2024

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5. 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.
6. That we / the promoter 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 an 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time, from the component authorities.
8. That the promoter has/have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the promoter shall not discriminate against allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



"SAMBRANI PROJECTS LLP"
Represented by

(SRI BIJOY GUHA MALLICK)
For Self and Constituted Attorney of
SRI RAHUL AGARWAL,
SRI ARJIT BASU,
SRI PRIYANSH BHOGANAGARWAL,

Deponent

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 Chandernagore on this day of September 7, 2024.

"SAMBRANI PROJECTS LLP"
Represented by

(SRI BIJOY GUHA MALLICK)
For Self and Constituted Attorney of
SRI RAHUL AGARWAL,
SRI ARJIT BASU,
SRI PRIYANSH BHOGANAGARWAL

Deponent

Solemnly affirm
Declared before me

KAKALI MUKHERJEE
NOTARY

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Hooghly-742134

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