

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

29AB 345135



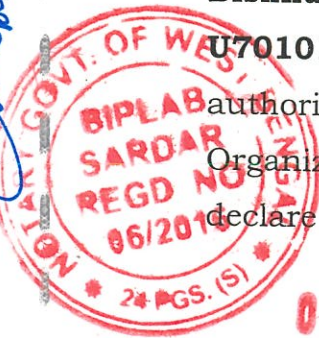
FORM - "B"

Affidavit cum Declaration

Shiv Niketan Ltd.
Director

by *[Signature]*

Affidavit cum Declaration of **Mr. Lalit Kumar Bhutoria**, son of Mr. Prakaash Bhutoria, aged about - 43 years, Director of **Shiv Niketan Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Bakrahat Road, Thakurpukur, P.O. - Rasapunja, P.S. - Bishnupur, Kolkata - 700104, West Bengal, having CIN - U70101WB1996PLC081121 & PAN - AA ECS3891G, duly authorised by the Authorisation Letter passed by the said Organization on 27th September, 2023 do hereby state, declare as follows: -



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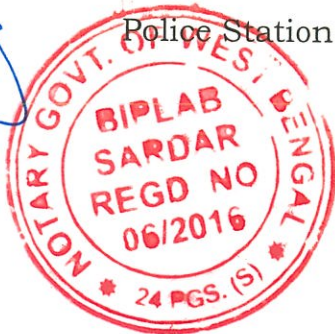
I, **Mr. Lalit Kumar Bhutoria**, the promoter of **“TURQUOISE”** project comprised in R.S. Dag Nos. – 421(P), 422(P), 423(P), 424(P), 425(P), 426(P), 438(P), corresponding to L.R. Dag Nos. – 478(P), 479(P), 480(P), 481(P), 482(P), 483(P), 497(P) in Mouza – Naoabad, J.L. No. – 19, P.S. – Bishnupur, P.O. – Rasapunja and within the jurisdiction of Rasapunja Gram Panchayat, Kolkata – 700104, South 24 Parganas, West Bengal and also in R.S. and L.R. Dag Nos. – 119, 121 and 122 in Mouza – Uttar Kazirhat, J.L. No. – 22, P.S. – Bishnupur, P.O. – Rasapunja and within the jurisdiction of Paschim Bishnupur Gram Panchayat, Kolkata – 700104, South 24 Parganas, West Bengal, do hereby solemnly declare, undertake and state as under:

1. That the Owners:

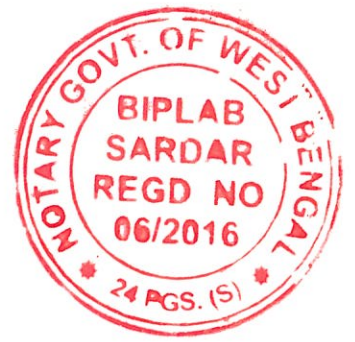
- (a) **M/S. AKANKSHIT COMMODITIES PRIVATE LIMITED (CIN – U52100WB2014PTC200828 & PAN – AAMCA5223C)** a Company incorporated under the Companies Act, 1956, having its registered office at Bakrahat Road, Thakurpukur, Post Office – Rasapunja, Police Station – Bishnupur, Kolkata – 700104, South 24 Parganas, West Bengal, represented by one of its directors Mr. Lalit Kumar Bhutoria (PAN - AFVFPB8282R & AADHAAR NO. - 4502 5687 4268) son of Mr. Prakaash Bhutoria, working for gain at M/s. Akankshit Commodities Private Limited, by faith – Hindu, by profession – Business, residing at 4 Pretoria Street, Post Office – Middleton Row, Police Station – Shakespeare Sarani, Kolkata – 700071.

Shiv Niketan Ltd.
Director

by *[Signature]*



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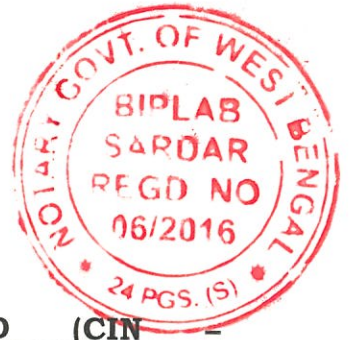
(b) M/S. TIRUPATI ENCLAVE PRIVATE LIMITED (CIN - U70101WB1996PTC081139 & PAN - AABCT1390G) a Company incorporated under the Companies Act, 1956, having its registered office at 23A Netaji Subhas Road, 4th Floor, Room No. - 18, Post Office - General Post Office, Police Station - Hare Street, Kolkata - 700001, West Bengal, represented by one of its directors Mrs. Kanta Bhutoria (PAN - AEOPB5052R & AADHAAR NO. - 7867 1325 5269) wife of Mr. Prakaash Bhutoria, working for gain at M/s. Tirupati Enclave Private Limited, by faith - Hindu, by occupation - Business, residing at 4 Pretoria Street, Post Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700071.

(c) M/S. TIRUPATI CARRIER LIMITED (CIN - U63013WB2002PLC095192 & PAN - AABCT9173B) a company incorporated under the Companies Act, 1956, having its registered office at Bakrahat Road, Thakurpukur, Post Office - Rasapunja, Police Station - Bishnupur, Kolkata - 700104, South 24 Parganas, West Bengal, represented by one of its directors Mrs. Kanta Bhutoria (PAN - AEOPB5052R & AADHAAR NO. - 7867 1325 5269) wife of Mr. Prakaash Bhutoria, working for gain at M/s. Tirupati Carrier Limited, by faith - Hindu, by occupation - Business, residing at 4 Pretoria Street, Post Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700071.

Shiv Niketan Ltd.

Director





(d) M/S. OM TOWERS PRIVATE LIMITED (CIN - U45201WB1996PTC081119 & PAN - AAAC03421E) a Company incorporated under the Companies Act, 1956, having its registered office at Bakrahat Road, Thakurpukur, Post Office - Rasapunja, Police Station - Bishnupur, Kolkata - 700104, South 24 Parganas, West Bengal, represented by one of its directors Mr. Lalit Kumar Bhutoria (PAN - AFVPB8282R & AADHAAR NO. - 4502 5687 4268) son of Mr. Prakaash Bhutoria, working for gain at M/s. Om Towers Private Limited, by faith - Hindu, by profession - Business, residing at 4 Pretoria Street, Post Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700071.

Shiv Niketan Ltd.
Director

(e) M/S. SMJ EMIMP LIMITED (CIN - U70102WB1988PLC045113 & PAN -AAHCS2567G) a company incorporated under the Companies Act, 1956, having its registered office at 23A, Netaji Subhas Road, 4th Floor, Room No. - 06, Post Office - General Post Office, Police Station - Hare Street, Kolkata - 700001, represented by one of its directors Mrs. Kanta Bhutoria (PAN - AEOPB5052R & AADHAAR NO. - 7867 1325 5269) wife of Mr. Prakaash Bhutoria, working for gain at M/s. SMJ Eximp Limited, by faith - Hindu, by occupation - Business, residing at 4 Pretoria Street, Post Office - Middleton Row, Police Station - Shakespeare Sarani, Kolkata - 700071.

Has a legal title to the land on which the development of the project proposed;



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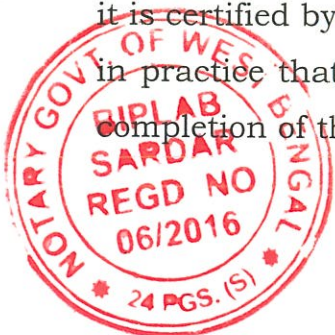
AND

A legal valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith;

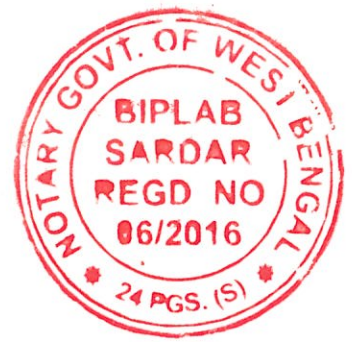
2. That, the said land is free from all encumbrances;
3. That, the time period within which the project shall be completed by promoter on or before 31.12.2028;
4. That, Eighty Five Per Cent of the amount realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of the construction and the land cost at that purpose;
5. 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 project;
6. 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;

Shiv Niketan Ltd.
Director

by *[Signature]*



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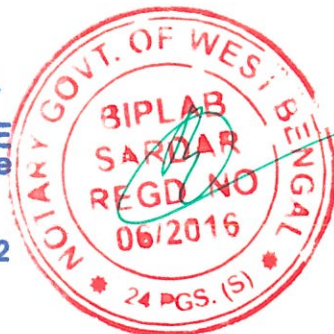


7. That, promoter shall get the amounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of the accounts duly certified and signed by such chartered accountant and it shall be verified during AUDIT THAT THE amounts COLLECTED for a particular projects have been utilised for the project and the withdrawal has been in compliance worth the proportion to the percentage of completion of the project;
8. That, promoter shall take all the pending approvals on time, from the competent authorities;
9. That, promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



PREPARED IN MY CHAMBER


ARCOH CHATTERJEE
Advocate
Alipore Police & Judges' Court
Kolkata-700 027
Enrolment No:- F/2113/2014/2022
ADVOCATE



Shiv Niketan Ltd.


Director
DEPONENT

SIGNED IN MY PRESENCE


ARCOH CHATTERJEE
Advocate
Alipore Police & Judges' Court
Kolkata-700 027
Enrolment No:- F/2113/2014/2022
ADVOCATE

03 OCT 2023



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from;

Verified by me at Bakrahat Road, Thakurpukur, Kolkata – 700104 on this the 3rd day of October, 2023.

Shiv Niketan Ltd.

[Signature]
**Director
DEPONENT**

PREPARED IN MY CHAMBER

[Signature]
ARCOH CHATTERJEE
Advocate
Alipore Police & Judges' Court
Kolkata-700 027
Enrolment No:- F/2113/2014/2022
ADVOCATE

Identified by me
[Signature]
Advocate

Solemnly Affirmed & Declared
before me on Identification

[Signature]

BIPLAB SARDAR
NOTARY
Regd. No - 06/2016
ovt. of West Bengal



03 OCT 2023