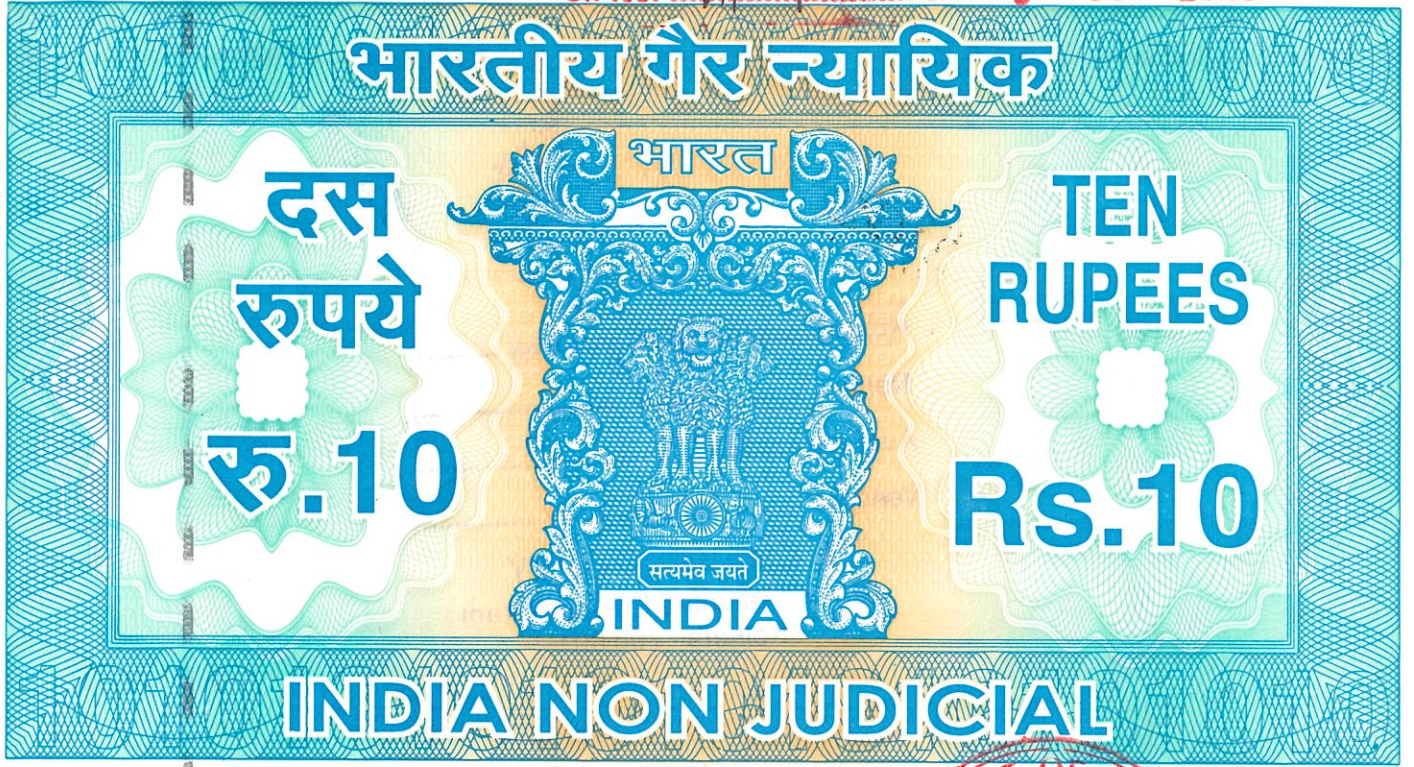
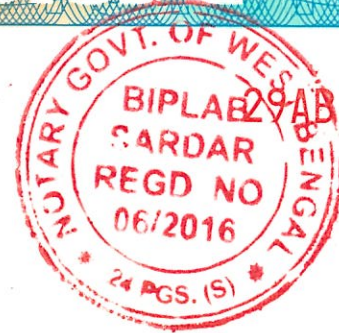


SI. No. 129 Date 06 OCT 2023



पश्चिम बंगाल WEST BENGAL



345138

SHIV NIKETAN LTD.

Director

FORM - "B"

Affidavit cum Declaration

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 - AAEC3891G, 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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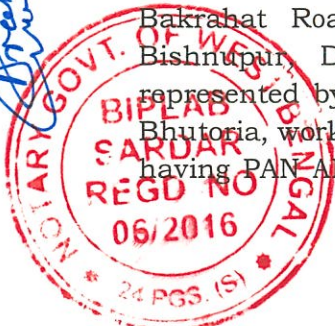
I, **Mr. Lalit Kumar Bhutoria**, the promoter of "**SENIOR ESTATE**" project comprised in R.S. Dag Nos. – 365(P), 377(P), 380(P), 388(P), 391(P), 392(P), 393(P), 394(P), 395(P), 396(P), 397(P), 398(P) corresponding to L.R. Dag Nos. – 418(P), 433(P), 436(P), 444(P), 445(P), 447(P), 448(P), 449(P), 450(P), 451(P), 452(P), 453(P), 454(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, 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 - AFVPB8282R & 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.

(b) **M/s. BHUTORIA CONSTRUCTION PRIVATE LIMITED (CIN - U70101WB1996PTC081135 & PAN - AABCB3033G)**, a Company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, Post Office Rasapunja, Police Station Bishnupur, District 24 Parganas (South), Kolkata-700104, West Bengal, represented by one of its Directors **MRS. KANTA BHUTORIA**, Wife of Mr. Prakaash Bhutoria, working for gain at M/s. Bhutoria Construction Private Limited and having PAN - AEOPB5052R, & AADHAAR NO. - 7867 1325 5269, by faith – Hindu, by occupation – Business, residing at 4 Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata -700071, West Bengal;

(c) **M/s. CHARLES COMMERCIAL PRIVATE LIMITED (CIN - U70100WB1996PTC081136 & PAN AABCC2791A)**, a Company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, Post Office Rasapunja, Police Station Bishnupur, Dist. 24 Parganas(South), Kolkata-700104, West Bengal, represented by its director **MRS. PUSHPA BHUTORIA**, wife of Mr. Arrun Bhutoria, working for gain at M/s. Charles Commercial Private Limited, and having PAN AEOPB5050P & AADHAAR NO. - 3827 6923 2661, by faith –



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SHIV NIKETAN LTD.

Director



Hindu, by occupation – Business, residing at 4 Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata -700071, West Bengal;

(d) **M/s. SHIV NIKETAN LIMITED (CIN - U70101WB1996PLC081121 & PAN: AAACO33421E)**, a Company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, P.O. Rasapunja, Police Station Bishnupur, Dist. South 24 Parganas, Kolkata 700 001, West Bengal represented by its director **MR. PRAKAASH BHUTORIA**, Son of Lt.Sumer Mull Bhutoria, working for gain at Shiv Niketan Limited and having PAN :- AHRPB8345H & AADHAAR NO. - 3218 1839 1428, by faith – Hindu, by occupation – Business, residing at 4 Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata-700071, West Bengal

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

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;
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

SHIV NIKETAN LTD.

Director

[Signature]

[Signature]



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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.

SHIV NIKETAN LTD.

Director

DEPONENT

PREPARED IN MY CHAMBER

ARCOH CHATTERJEE
Advocate
Alipore Police & Judges' Court
Kolkata-700 027
Enrolment ADVOCATE 3/2014/2022

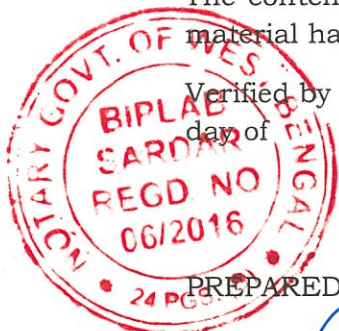
SIGNED IN MY PRESENCE

ARCOH CHATTERJEE
Advocate
Alipore Police & Judges' Court
Kolkata-700 027
Enrolment ADVOCATE 3/2014/2022

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
day of _____, 2023.



PREPARED IN MY CHAMBER

ARCOH CHATTERJEE
Advocate
Alipore Police & Judges' Court
Kolkata-700 027
Enrolment ADVOCATE 3/2014/2022

SHIV NIKETAN LTD.

Director

DEPONENT

Signature (S) Attested
On Identification

Identified by me

Advocate

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

06 OCT 2023