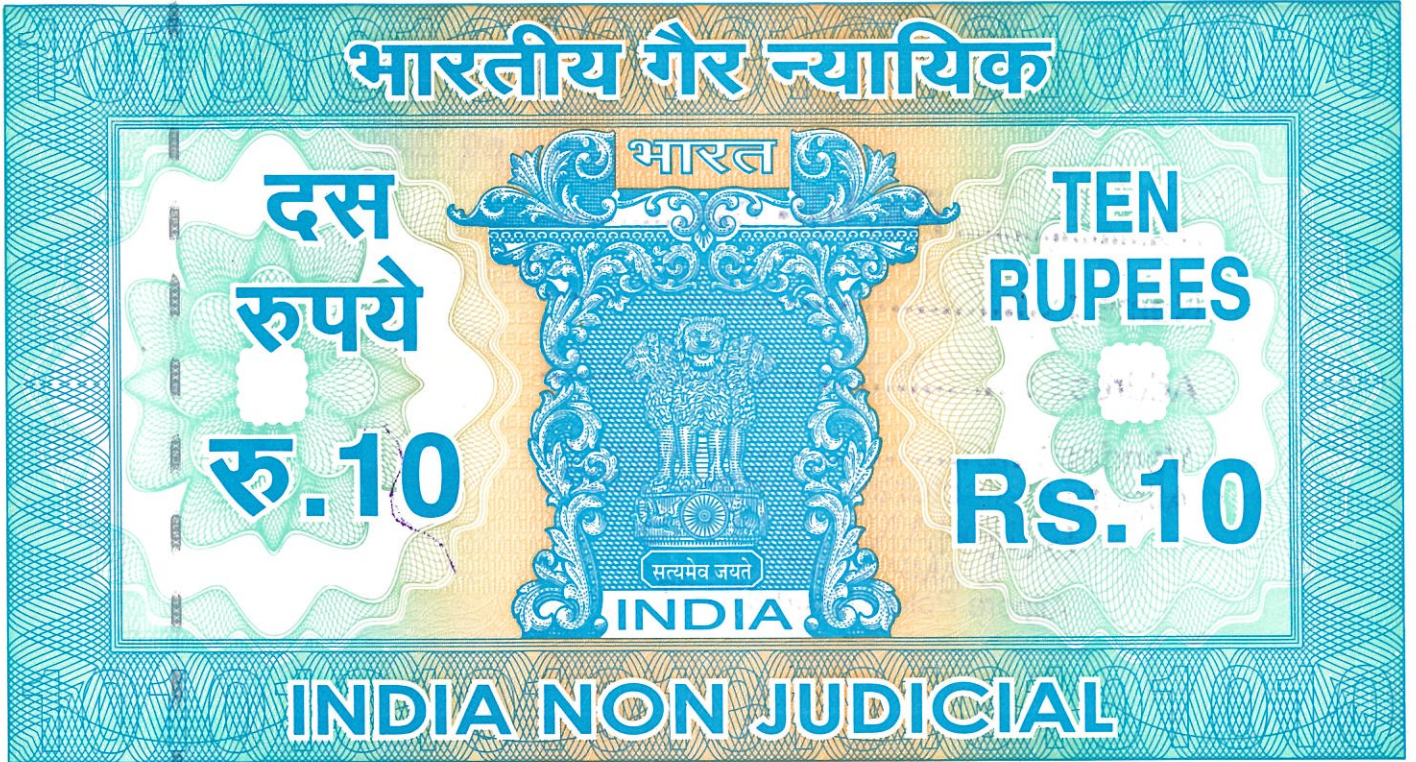


Serial No. 124...../2023.....



पश्चिम बंगाल WEST BENGAL

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AKANKSHIT COMMODITIES PRIVATE LIMITED

Director

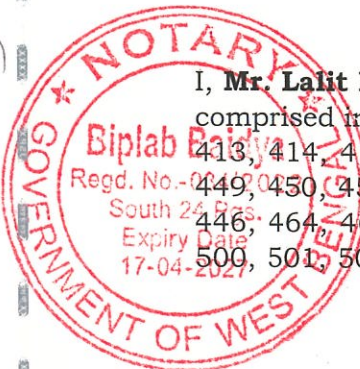
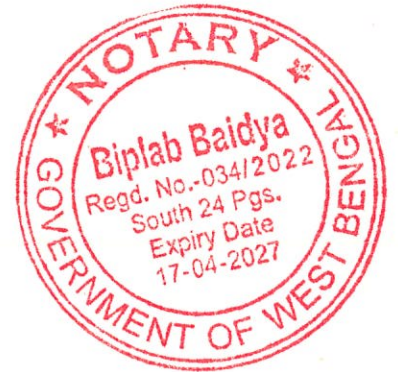
BEFORE THE NOTARY PUBLIC
GOVERNMENT OF WEST BENGAL

FORM - "B"

Affidavit cum Declaration

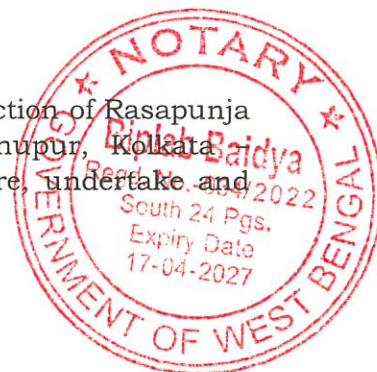
Affidavit cum Declaration of **Mr. Lalit Kumar Bhutoria**, son of Mr. Prakaash Bhutoria, aged about - 43 years, Director of **Akankshit Commodities Private Limited**, a company incorporated under the Companies Act, 2013, having its registered office at Bakrahat Road, Thakurpukur, P.O. - Rasapunja, P.S. - Bishnupur, Kolkata - 700104, West Bengal, having CIN - U52100WB2014PTC200828 & PAN - AAMCA5223C, duly authorised by the Authorisation Letter passed by the said Organization on 27th September, 2023 do hereby state, declare as follows: -

I, **Mr. Lalit Kumar Bhutoria**, the promoter of "SUNSTONE" project comprised in R.S. Dag Nos.: 388, 389, 390, 407, 408, 410, 411, 412, 413, 414, 415, 417, 421, 422, 440, 441, 442, 444, 445, 446, 447, 449, 450, 451, 454, 466 corresponding to L.R. Dag Nos.: 444, 445, 446, 464, 465, 467, 468, 469, 470, 471, 472, 474, 478, 479, 499, 500, 501, 503, 504, 505, 506, 508, 509, 511, 515, 528, situated at



27 SEP 2023

Mouza – Naoabad, J.L. No.: 19, within the jurisdiction of Rasapunja Gram Panchayat, P.O.: Rasapunja, P.S.: Bishnupur, Kolkata - 700104, West Bengal, do hereby solemnly declare, undertake and state as under:



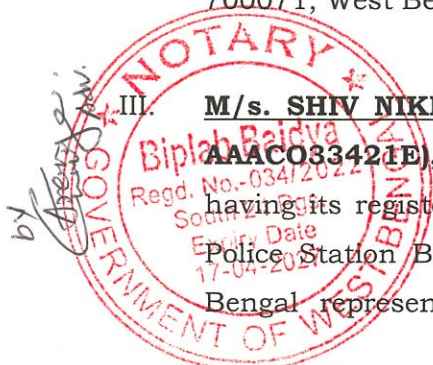
1. That the Owners:

I. **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;

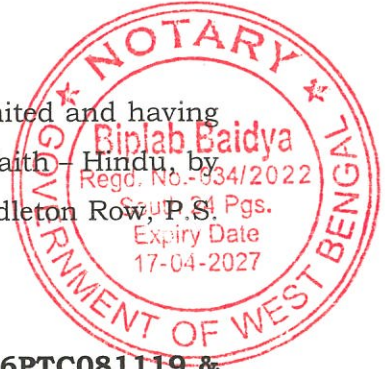
II. **M/s. CHARLES COMMERCIAL PRIVATE LIMITED (CIN - U70100WB1996PTC081136 & PAN AABCC2791A)**, a Company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, Post Office Rasapunja, Police Station Bishnupur, Dist. 24 Parganas (South), Kolkata-700104, 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 – Hindu, by occupation – Business, residing at 4 Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata - 700071, West Bengal;

III. **M/s. SHIV NIKETAN LIMITED (CIN - U70101WB1996PLC081121 & PAN: AAAC033421E)**, 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

27 SEP 2023



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



- IV. **M/s. OM TOWERS PRIVATE LIMITED (CIN - U45201WB1996PTC081119 & PAN - AAACO3421E)**, 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. Om Towers Private Limited, and having PAN AEOPB5050P & AADHAAR NO. - 3827 6923 2661, by faith - Hindu, by occupation - Business, residing at 4 Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata -700071, West Bengal

- V. **M/s. SMJ EXIMP LIMITED (CIN - U70102WB1988PLC045113 & PAN - AAHCS2567G)**, a Company incorporated under the Companies Act, 1956 having its registered office at 23A, N. S. Road, 4th floor, Room no. 6, Kolkata 700 001, West Bengal represented by its director **MR. PRAKAASH BHUTORIA**, Son of Lt. Sumer Mull Bhutoria, working for gain at SMJ Eximp 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

- VI. **M/s. TIRUPATI ESTATES PROJECTS PRIVATE LIMITED (CIN - U70109WB2022PTC251106PAN: AAJCT1355P)**, a Company incorporated under the Companies Act, 2013 having its registered office at 12A, Netaji Subhash Road, Ground Floor, Room Number 7, Kolkata -700001, West Bengal, represented by its Director **MR. SAMRAT CHAKRABORTY**, Son of Mr. Tapan Chakraborty, working for gain at M/s. Tirupati Estates Projects Private Limited and having PAN - ACGPC2084G & AADHAAR NO - 8453 6349 2003 by faith - Hindu, by occupation - Business, residing at village & post office Bara Bahira P.S., Uttar para, District Hooghly, Pin code no. 712246, West Bengal.

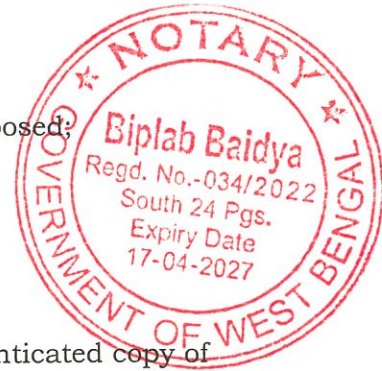


Has a legal title to the land on which the development of the project proposed;

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, seventy 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 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.

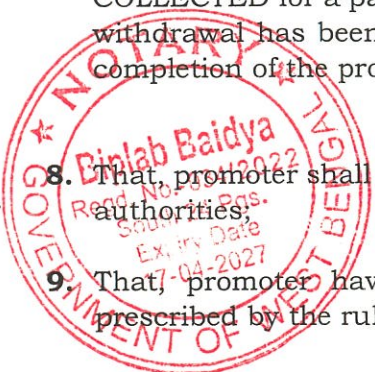


AKANKSHIT COMMODITIES PRIVATE LIMITED

Director

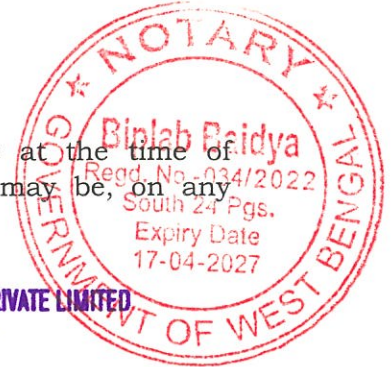
[Signature]

by *[Signature]*



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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.



AKANKSHIT COMMODITIES PRIVATE LIMITED

Director

DEPONENT

PREPARED IN MY CHAMBER


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

SIGNED IN MY PRESENCE


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

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 27th day of September 2023.



PREPARED IN MY CHAMBER



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

AKANKSHIT COMMODITIES PRIVATE LIMITED

Director

DEPONENT

Attested by me


Biplab Baidya, Notary
Regn. No.- 034/2022,
Govt. of West Bengal

27 SEP 2023

