

SI NO. 43...2018

# भारतीय गैर न्यायिक

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पश्चिम बंगाल WEST BENGAL



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## AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Sandeep Poddar [PAN: AERPP5137N and Aadhaar No. 520482180203] son of Late Mr. Chandra Kumar Poddar, by faith Hindu, by Nationality Indian, by occupation Business, presently residing at Premises No. 5A, Old Ballygunge 2nd Lane, P. O.: Ballygunge, Kolkata 700019, duly authorised by the Promoters of Windsor The Residence (the proposed project), vide their authorisation dated 31<sup>st</sup> August 2018;

I, Sandeep Poddar, duly authorized by Palak Mercantile Pvt. Ltd [PAN: AABCP6852H, CIN: U27104WB1996PTC081788], Sidhant Fincom Pvt Ltd [PAN: AAEC54870R, CIN: U51492WB1996PTC081789] both being the Land Owners as well as Partners, along with Smartland Estates Pvt Ltd [PAN: AADCS7281B, CIN: U70101WB1993PTC057744], in Surreal Realty LLP having LLP Registration No. AAE-1689 [PAN: ACWFS7460C] being a Limited Liability Partnership Firm under the LLP Act of 2008 and having their Registered Office at 77/1A, Park Street, Kolkata 700016 hereinafter referred to as the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

- 1) That the Promoter has a legal title to the land on which the development of the project is proposed to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners for development of the real estate project is enclosed herewith.

11 OCT 2018

11 OCT 2018



- 2) That the said land is free from all encumbrances.
- 3) That the time period within which the project shall be completed by the Promoter is 30<sup>th</sup> June 2019.
- 4) That seventy per cent of the amounts realised 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for 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- 5) That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
- 6) That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 that 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 at 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 utilised 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 competent authorities.
- 8) That Promoter has 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 any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



For SIDHANT FINCOM PRIVATE LIMITED  
*Sandeep Poddan*  
 Director/Authorised Signatory

For PALAK MERCANTILE PRIVATE LIMITED  
*Sandeep Poddan*  
 Director/Authorised Signatory

Surreal Realty LLP  
*Sandeep Poddan*  
 Authorised Signatory  
 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 Kolkata on this 11<sup>th</sup> day of October, 2018.

For SIDHANT FINCOM PRIVATE LIMITED  
*Sandeep Poddan*  
 Director/Authorised Signatory

For PALAK MERCANTILE PRIVATE LIMITED  
*Sandeep Poddan*  
 Director/Authorised Signatory

Surreal Realty LLP  
*Sandeep Poddan*  
 Authorised Signatory  
 Deponent

Identified by me  
*Arun Kumar Banerjee*  
 Advocate



Subscribed, attested and verified before me as a Notary Public on this day of October 2018.



JAPAN DAS  
 Notary, Govt of India  
 Regd No 423/05  
 4 Street, Salt Lake  
 Kolkata - 700064

11 OCT 2018

# PALAK MERCANTILE PVT. LTD.

40, Strand Road, 2<sup>nd</sup> Floor, Room No.64, Kolkata - 700 001

Tel : (033) 22295605 / 5606, Fax : (033) 22171319

Email: sandeepoddar73@yahoo.co.in

EXTRACTS FROM THE MINUTES OF MEETING OF THE BOARD OF DIRECTORS OF SIDHANT FINCOM PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY ON 328.09.2018 AT 11:00 A.M.

“ RESOLVED THAT Mr. Sandeep Poddar [PAN: AERPP5137N] residing at 5A, Old Ballygunge 2nd Lane, Kolkata 700019, is hereby authorized to act on behalf of our company to negotiate, finalize and execute the registration of our Project - Windsor The Residence, under HIRA.

For PALAK MERCANTILE PRIVATE LIMITED

Director/Authorized Signatory



Signature Attested Only  
Identification as Ld Advocate

JAPAN DAS  
Notary, Court of India  
Kolkata & 74, Parliament

Identified by me  
Swadesh Ranjan Bhunia  
Advocate

11 OCT 2018



# SIDHANT FINCOM PVT. LTD.

40, Strand Road, 2<sup>nd</sup> Floor, Room No.64, Kolkata - 700 001  
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For SIDHANT FINCOM PRIVATE LIMITED

*Sandeep Poddar*  
Director/Authorised Signatory

Signature Attested with  
Identification of Ld Advocate  
*[Signature]*  
TAPAN DAS  
Notary Court of India  
Kolkata & 72, Paragana



Identified by me

*[Signature]*  
Swadesh Ranjan Ghosh  
WB/584/  
1976  
Bainhall Court,  
Calcutta  
SWADESH RANJAN GHOSH Advocate

11 OCT 2018



# SMARTLAND ESTATES PVT. LTD.

9F, Everest House, 46C Chowringhee Road, Kolkata 700071

PAN: AADCS7281B

Email: mehariagroup@gmail.com

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“ RESOLVED THAT Mr. Sandeep Poddar [PAN: AERPP5137N] residing at 5A, Old Ballygunge 2nd Lane, Kolkata 700019, is hereby authorized to act on behalf of our company to negotiate, finalize and execute the registration of our Project - Windsor The Residence, under HIRA.

For Smartland Estates Private Ltd.



Identified by Me  
Sandeep Poddar  
Advocate



Signature Attested List  
Identification of LA Advocate  
TAPAN DAS  
Notary, Govt. of India  
Kolkata B. 24, Park Road

11 OCT 2018

