



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 25AB 595415

FORM 'A'
[See Rule 3 (2)]

AFFIDAVIT CUM DECLARATION

I, **SRI SHYAMAL DEY**, son of Sri Bhabesh Chandra Dey, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 152, Bangur Avenue, Block - A, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, District - North 24 Parganas being the Director of **M/s. Star Abasan Pvt. Ltd.** having its registered office at Premises No. 264B, B. B. Ganguly Street, Post Office and Police Station - Bowbazar, Kolkata - 700 012, District - Kolkata and its branch office at Premises No. 444, Dum Dum Park, Ground floor, Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, District - North 24 Parganas, Promoter of the proposed project do hereby solemnly declare, undertake and state under as follows :

1. **THAT** we have a legal title to the land on which the development of the project is to be carried out **AND** a legally valid authentication of 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.

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.A.'s, Court
2 & 3 Bankshall Street
Kolkata-700-001

3 NOV 2018

For STAR ABASAN PVT. LTD.

Shyamal Dey

Director

ক্রমিক নং 3596 তারিখ 30/10/18

মূল্য :- 10K

ক্রোতা :-

ঠিকানা :-

ভেতর :-

Rozita for

লাইসেন্স প্রাপ্ত স্ট্যাম্প ভেতর

রাশিপুর দমদম এ.ডি.এস. আর অফিস

বি

ভেতরের নাম - রঞ্জিতা পাল

টোলারির নাম :- বাগাচপুর

সিটি নং :-

03 OCT 2018

স্ট্যাম্প বন্ডের তারিখ

ব.ট. নং মোট কত টাকা

650000

স্ট্যাম্প বন্ড করা হয়েছে।

Kalipada Charan,
Advocate,
1171, Purba Sinthee Road,
(Fakir Ghosh Place),
Sagarika Apartment, Flat No.-2,
Dum Dum, Kolkata-700 030.

2. **THAT** the said land is free from all encumbrances.
3. **THAT** the time period within which the project shall be completed by us is December 2020.
4. **THAT** seventy percent of the amounts to be realized by us 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.
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 **THAT** the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 **THAT** the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered Accountant in practice that the withdrawal is in proportion to the percentage of completion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 we 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 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** we shall take all the pending approvals on time, from the competent authorities.
8. **THAT** we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. **THAT** we shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For STAR ABASAN PVT. LTD.

Shyamal Dey
Director

Signature of the Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by therefrom.

Verified by me at Kolkata on this day of November, 2018.

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.M's, Court
2 & 3 Bankshall Street
Kolkata-700 001

For STAR ABASAN PVT. LTD.

Shyamal Dey
Director

Signature of the Deponent

Identified by :

Kalipada Chatterjee

Advocate

Solemnly Affirmed & Declared Before
me on Identification of Ld. Advocate

K.K.P.

KAMAL KUMAR PAUL, NOTARY
Govt. of India, Regd. No. 2700/04

13 NOV 2018