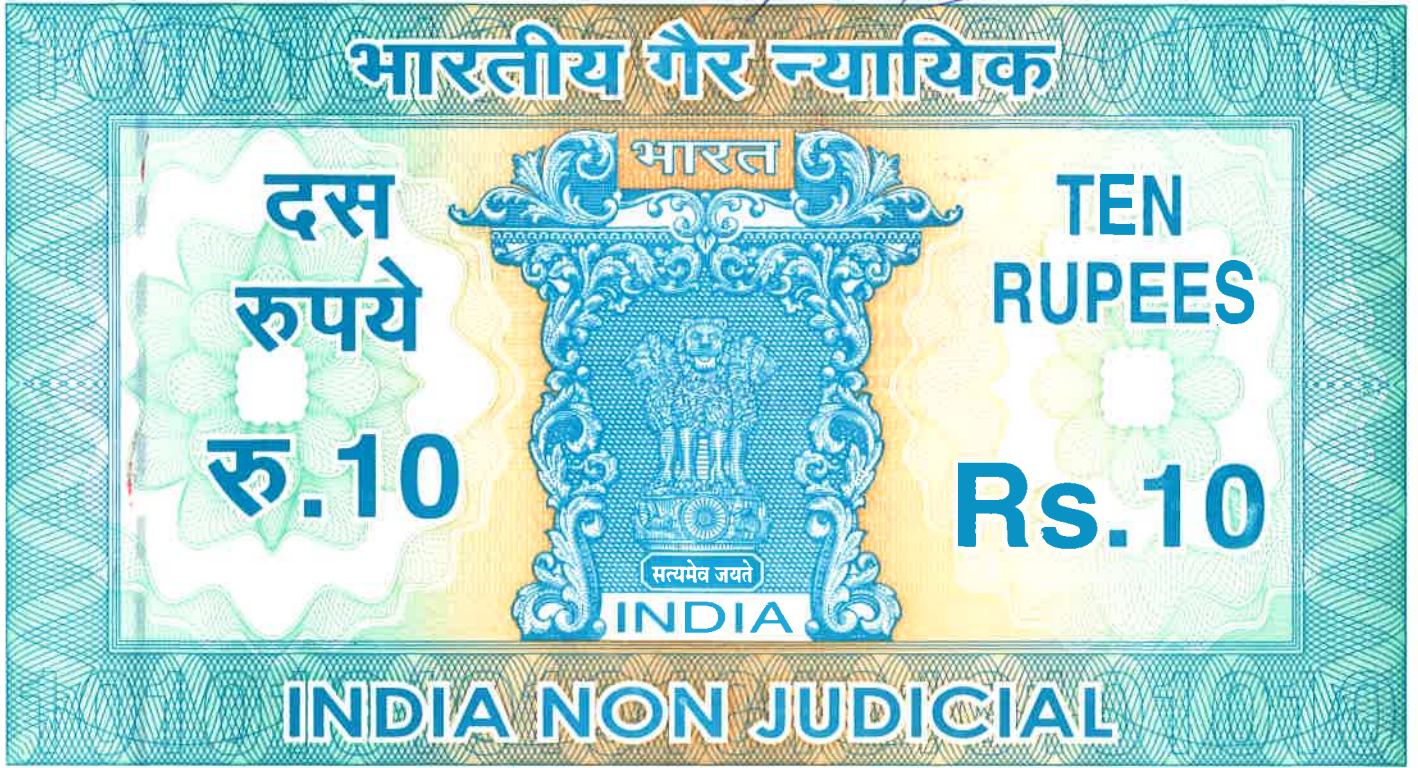


REGD/20/11/15



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

07AB 306485

Before the Notary of  
Alipore Judges' Court, Kol-27



**Affidavit cum Declaration**

Affidavit cum declaration of FTC Concrete Pvt. Ltd. having its Registered office at PS Srijan Corporate Park, Tower-1, Unit-1511, Block-GP, Plot-G2, Salt lake, Sector- V, Post Office- Mahisbathan, Police - Electronics Complex, Kolkata-700091, being promoter of the proposed " **Sunshine Regent** " by virtue of registered Development Agreement 8894/2015 dated 31.07.2015 represented by its Authorized Director **Mr. Sandeep Chindalia** S/o Mr. Fateh Chand Chindalia working for gain at 4A, Syed Sally Street, Post Office-Kolootola, Police Station-Jorasanko, Kolkata-700073, dated 18.01.2019

For FTC CONCRETE PVT. LTD.  
*Sandeep Chindalia*



21 JAN 2019

Director

Sold To.....  
Name.....  
Address.....  
Rs.....  
**12 SEP 2016**  
C.M.M.'S COURT,  
BANKSHALL STREET, KOL-1

88320

S Chandra

146 K.P. Lane  
603.

**ABANISH KUMAR DAS**  
Govt. License Stamp Vendor  
C. M. M. 'S Court  
2, Bankshall Street, Kol - 1

**FTC Concrete Pvt Ltd.** the developer/promoter of the proposed project/duly having right to develop G+4 given by the owners namely (1) **Rashmi Dealer Pvt. Ltd** having its registered office at 2B, Grant Lane, Second Floor, Post Office-Bowbazar, Police Station-Bowbazar, Kolkata-700012, (2) **Shree Shyam Agro Pvt. Ltd**, having its registered office at 17, Park Lane, Second Floor, Post Office-Park Street, Police Station - Park Street, Kolkata- 700016 (3) **Shreedhan Construction Pvt.LTD** having its registered office at 10-1-2, Syed Sally Lane, Post Office-Tiretta Bazar, Police Station – Jorasanko, Kolkata- 700073 of the proposed project do hereby solemnly declare, undertake and state as under :

With the virtue of registered Supplementary Development Agreement 11037/2018 Dated 28.09.2018 the Rashmi Dealer Pvt. Ltd., Shree Shyam Agro Pvt. Ltd. & Shreedhan Construction Pvt.LTD. (land owners) decided to develop Extra floor (5Th floor) i.e. G+V upon which FTC Concrete Pvt Ltd (Developer/promoter) had develop G+IV on the blocks of their own without any contribution of promoter, in year the 2018

1. (1) Rashmi Dealer Pvt. Ltd, (2) Shree Shyam Agro Pvt. Ltd (3) Shree Shyam Agro Pvt. Ltd (The land Owner) have a legal title to land on which the development of the project is proposed.
2. That the said land is free from all encumbrances
3. That the time period within which the project shall be completed by promoter & owner is 30.06.2020
4. That seventy per cent of the amounts realised by 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 for that purpose.
5. That the amount form 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 amount 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 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 amount collected for a particular project have been utilised for the project and withdrawal has been in compliance with the proportion to percentage of completion of the project



For FTC CONCRETE PVT. LTD.

Sandeep Chindia

Director

21 JAN 2019

8. That promoter shall take all the pending approval on time, from the competent authorities
9. That promoter have furnished such other document as have been prescribed by the rules and regulation made under the Act.
10. That promoter 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 FTC CONCRETE PVT. LTD.  
Sandeep Chindalia

Director

**Sandeep Chindalia**  
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 18 day of January 2019

For FTC CONCRETE PVT. LTD.  
Sandeep Chindalia

Director

**Sandeep Chindalia**  
Deponent

Solemnly affirm and declare before me  
on identification at Alipore Judges' Court  
Kolkata-700027 under Notaries Act, 1952

*Dr. S. Basu*  
(Dr. S. Basu)

Notary Govt. of West Bengal  
Alipore Judges' Court, Kolkata-2  
Reg. No. 10/36

*Naresh Chandra*  
Naresh Chandra  
Advocate  
Alipore Police Court  
18/1/2019



21 JAN 2019