



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 29AB 131437



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

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 12.04.2019

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/14
C.M.'s, Court
2 & 3 Bankshall Street
Kolkata-700 001

For FTC CONCRETE PVT. LTD.

Sandeep Chindalia

Director

2 APR 2019

21 JAN 2019

Serial No. 31264
Name F. J. C. Contractor PVT. LTD.
Address Unit No. 15, 15th Tower-1
D.P. Sec-1 Salt Lake City No-91
Value Rs. 10/- P.

BIDYUT KR. SAHA

Licence Stamp Vendor
Alipore Judges' Court, 24 Pgs (S)

Licence Stamp

Vendor Signature



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



SAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700104
C.M.'s. Court
2 & 3 Bankshall Street
Kolkata-700 001

2 APR 2019

For FTC CONCRETE PVT. LTD.
Sandeep Chindab

Director

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 12 day of April 2019

For FTC CONCRETE PVT. LTD.

Sandeep Chindalia

Director

Sandeep Chindalia
Deponent

Sandeep Chindalia
Director

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

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

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

2 APR 2019