

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

27AB 688296

FORM 'A'  
[see rule 3(2)]

**DECLARATION, SUPPORTED BY AFFIDAVIT, WHICH SHALL BE SIGNED  
BY THE PROMOTER OR ANYPERSON AUTHORIZED BY THE PROMOTER**

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Kushal Rungta, Partner of M/s. Madgul Towers Limited Liability Partnership, duly authorized by the promoter of the proposed project vide its/his/their authorization dated 27<sup>th</sup> August, 2018.

I, Kushal Rungta, Partner of M/s. Madgul Towers Limited Liability Partnership duly




authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under.

1. One MANJU VYAPAAR PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at Diamond Harbour Road, P.O. Amgachi, Police Station Thakurpukur, 24 Parganas (South), Kolkata-700104 having PAN AAFCM2322M, (2) FAIRPLAN VINIMAY PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at Diamond Harbour Road, P.O. Amgachi, Police Station Thakurpukur, 24 Parganas (South), Kolkata-700104, having PAN AABCF4049C, (3) EXCLUSIVE COMMOTRADE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at Diamond Harbour Road P.O. Amgachi, Police Station Thakurpukur, 24 Parganas (South), Kolkata-700104, having PAN AACCE0612R, (4) SHREEPARNA SUPPLIERS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at Diamond Harbour Road, P.O. Amgachi, Police Station Thakurpukur, 24 Parganas (South), Kolkata-700104, having PAN AAMCS4220R, (5) SHREEPARNA VINIMAY PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at Diamond Harbour Road, P.O. Amgachi, Police Station Thakurpukur, 24 Parganas (South), Kolkata-700104, having PAN AAMCS4223N, (6) INSTYLE DISTRIBUTORS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at Diamond Harbour Road, P.O. Amgachi, Police Station Thakurpukur, 24 Parganas (South), Kolkata-700104, having PAN AABCI9643R, (7) TUMBLER MARKETING PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at Diamond Harbour Road, P.O. Amgachi, Police Station Thakurpukur, 24 Parganas (South), Kolkata-700104, having PAN AADCT0407E, (8) MADGUL VYAPAAR PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at Diamond Harbour Road, P.O. Amgachi, Police Station Thakurpukur, 24 Parganas (South), Kolkata-700104, having PAN AADCR6547H, (9) EVERNEW VINCOM PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at Diamond Harbour Road, P.O. Amgachi, Police Station Thakurpukur, 24 Parganas (South), Kolkata-700104, having PAN AACCE0554G, (10) BLUEVIEW MERCHANTS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at Diamond Harbour Road, P.O. Amgachi, Police Station Thakurpukur, 24 Parganas (South), Kolkata-700104, having PAN AADCB5740L, (11) BESTVIEW VINIMAY PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at Diamond Harbour Road, P.O. Amgachi, Police Station Thakurpukur, 24 Parganas (South), Kolkata-700104, having PAN AADCB5739P, (12) SKIPPER MERCHANDISE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at Diamond Harbour Road, P.O. Amgachi, Police Station Thakurpukur, 24 Parganas (South), Kolkata-700104, having PAN AAMCS3871J, (13) ZENSTAR COMMERCIAL PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at Diamond Harbour Road, P.O. Amgachi, Police Station Thakurpukur, 24 Parganas (South), Kolkata-700104, having PAN AAACZ3479R, (14) MAHIMA TIE-UP PRIVATE LIMITED, a Company





incorporated under the Companies Act, 1956 having its registered office at Diamond Harbour Road, P.O. Amgachi, Police Station Thakurpukur, 24 Parganas (South), Kolkata-700104, having PAN AAFCM7481B, (15) HAPPY HOME FISCAL SERVICE PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 12 Lindsay Street, Police Station and Post Office New Market, , Kolkata - 700087, having PAN AAACH6663B, (16) MAYFAIR GARDEN PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 20 Ballygunge Circular Road, Police Station and Post Office Ballygunge, Kolkata-700019, having PAN AABCM9029M, (17) SUVARN APARTMENTS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 20 Ballygunge Circular Road, Police Station and Post Office Ballygunge, Kolkata-700019, having PAN AADCS6717], (18) LANSLOWNE TOWERS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 20 Ballygunge Circular Road, Police Station and Post Office Ballygunge, Kolkata-700019 and having PAN AAACL5000G, (19) MADGUL DEVELOPERS PRIVATE LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered Office at 20 Ballygunge Circular Road, Police Station and Post Office Ballygunge, Kolkata-700019 having PAN AABCM9030A have legal title to the land on which the development of the proposed 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.

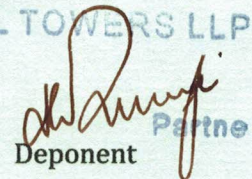
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is within 30<sup>th</sup> June 2020 with a grace period upto 31<sup>st</sup> December 2020.
4. That seventy percent of the amounts realised by promoter for the real estate 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 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 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 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 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 promoter shall not discriminate against any allottee at the time of allotment of any apartment plot or building, as the case may, on any grounds.

MADGUL TOWERS LLP

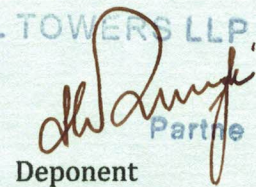
  
Deponent

## 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 27 day of August 2018.

MADGUL TOWERS LLP

  
Deponent