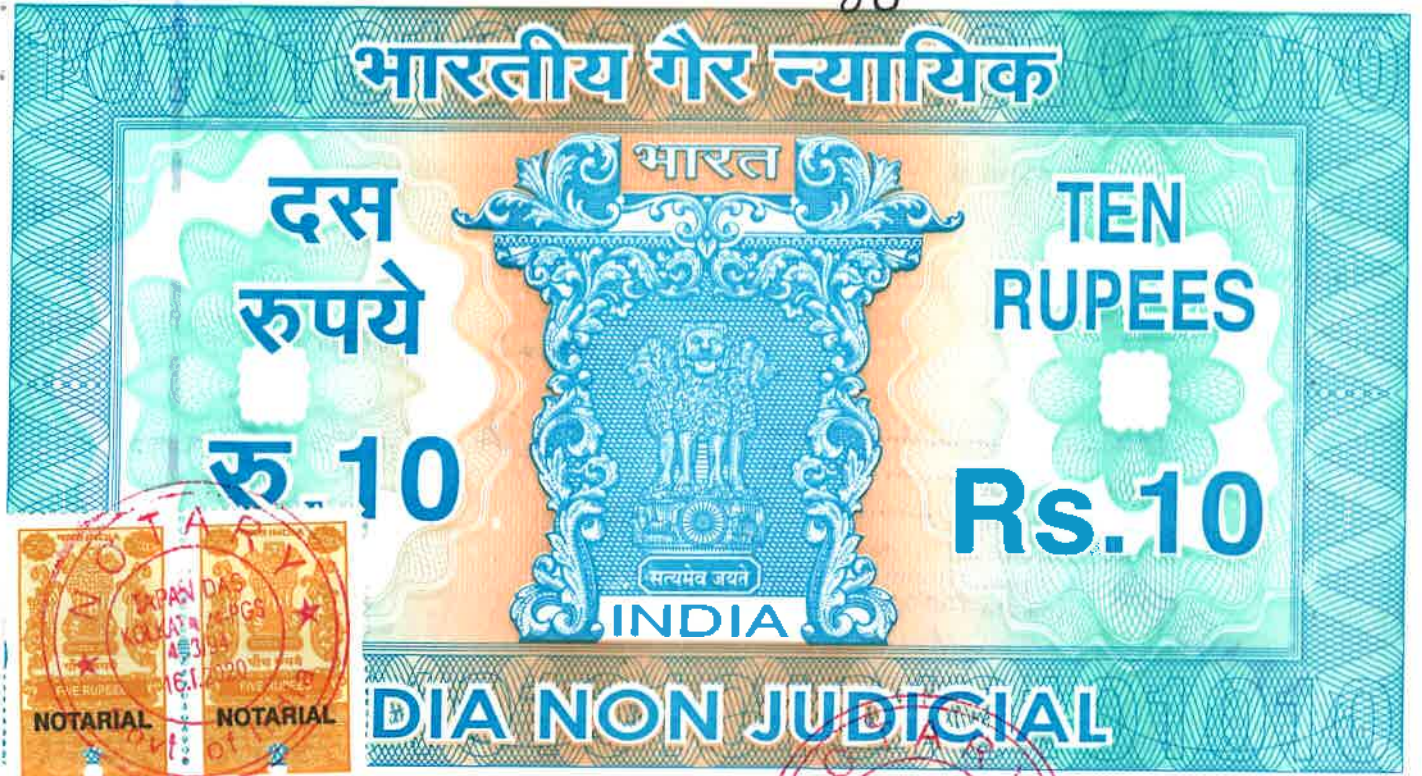


SL NO. 86.....2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



27AB 502968

**FORM A**

**AFFIDAVIT – CUM – DECLARATION**

23 AUG 2018

We, **PRUDENTIAL REALCON PRIVATE LIMITED (PAN AAGCP1820N) (CINU45200WB2011PTC167144)**, a Company incorporated under the provisions of the Companies Act, 1956, presently having its registered office at Woodburn Central, 2<sup>nd</sup> Floor, 5A Bibhabati Bose Sarani (formerly known as 5A Woodburn Park), Police Station – Bhawanipore, Post Office – Lala Lajpat Rai Sarani (Sub – Post Office), Kolkata – 700 020, West Bengal, the **DEVELOPER** of the under construction residential project known as **BELANI ZEST** situated at and being portion of Municipal Holding No. AS/5/148/BL-A/2013-2014 (presently portion of BMC 5/148, Block-A, (new-4), Jagardanga, Post Office Gopalpur, Kolkata – 700 136, within Ward No. 05 of BMC, District North 24 Parganas and also being the **CONSTITUTED ATTORNEY** of **SHIVAM INDUSTRIAL PARKS & ESTATES LIMITED (PAN AAGCS8293J)**, a Company incorporated under the Companies Act, 1956, having its registered office at 26/2B, Khagendra Chatterjee Road, Police Station + Post Office – Cossipore, Kolkata – 700 002 [hereinafter the **OWNER**], do hereby solemnly declare, undertake and state as under:

- i. That the Owner has a legal title to the land on which the development of the project is being carried out AND a legally valid authentication of title of such land along with an authenticated copies of the **Development Agreement** dated **28<sup>th</sup> September, 2011** and a **Final Development Agreement** dated **9<sup>th</sup> January, 2018** between the **Owner** and **Developer** for development of the real estate project are enclosed herewith
- ii. That the said land is free from all encumbrances
- iii. That the time period within which the project shall be completed by the Developer is **October, 2020.**



23 AUG 2018

- iv. That Seventy Percent of the amounts realised by the Developer for the real estate project from the allottees, from time to time, is being deposited in a separate account being maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
- v. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 and the Developer 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 of the percentage of completion of the project.
- vi. That the Developer shall take/has taken all pending approvals on time from the competent authorities
- vii. That the Developer has furnished such other documents as have been prescribed by the rules and regulations made under the West Bengal Housing Industry Regulation Act, 2017.
- viii. That the Developer 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



Identified by me  
*(Signature)*  
 Swadesh Gaman Bhunia

S. R. BHUNIA  
 ADVOCATE  
 C.M.M. COURD. KOL  
 WB. 584/1976

23 AUG 2018

For PRUDENTIAL REALCON PVT. LTD.

*(Signature)*  
 Director

DEPONENT

Solemnly Affirmed and  
 Declared before me as  
 authentication of Ld. Advocate

*(Signature)*  
 TAPAN DAS  
 Notary Govt. of India  
 Kolkata 24-PGS



**VERIFICATION**

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



Verified by me at **KOLKATA** on this the ... Day of August, 2018.

**For PRUDENTIAL REALCON PVT. LTD.**

*Ghosh*  
Director

**DEPONENT**

Identified by me

*S. R. Bhunia*  
Advocate

**S. R. BHUNIA**  
ADVOCATE  
C.M.M. COURD. KOL  
WB. 584/1976

Solemnly Affirmed and  
Declare before me &  
verification of Ld. Advocate

*S. R. Bhunia*  
**TAPAN DAS**  
Notary Govt. of India  
Kolkata - 24-PGS/94

**23 AUG 2018**