



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AA 266138

Affidavit cum Declaration

Affidavit cum Declaration of Messieurs S. M. Abasan Private Limited, (Said Promoter) a company within the meaning of Companies Act, 2013, having its registered office at 86A, Topsia Road (South), Room No. 209, 2<sup>nd</sup> Floor, Post Office - Gobinda Khatick Road, Police Station - Topsia, Kolkata - 700046, the promoter of the project name STAROM MILLENIA, (Said Project) being represented by its Director, MR. RATAN BISWAS, son of Late Monmohan Biswas, aged about 64 years, by Nationality - Indian, by faith - Hindu, by Occupation - Business, of P/35, Tagore Park, Dr. R.N. Tagore Road, Post Office and Police Station Belgharia, Kolkata - 700056, do hereby solemnly declare, undertake and state as under:

1. That Said Promoter, has a 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 Said project shall be completed by the Said Promoter is June, 2020.

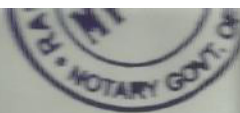
Contd. P/2

**RADHA RAMAN DAS**  
NOTARY (GOVT. OF W.B.)  
BARRACKPORE  
NORTH 24 PARGANAS  
REGD. NO.-09/02

S. M. ABASAN PRIVATE LIMITED  
  
Ratan Biswas  
DIRECTOR

31 AUG 2018





স্মারক নং ৫৩৭৭ তারিখ ৩১-০৪-১৪

স্মারক নং ১৫৫/

স্বত্বাধী: SMABASAN PVT. LTD.  
ঠিকানা: ৪৬/৪, Topbia Road, (South).  
ভেতর: Ranjitra Pan

মহিসেন প্রান্ত স্ট্যান্ড ভেতর  
কাশিপুর কনডম এ.ডি.এস. অফিস  
বি

ভেতরের নাম - রঞ্জিতা পাল

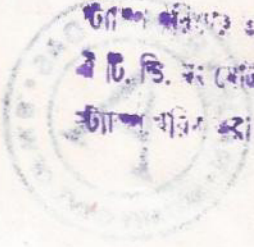
স্বত্বাধী নাম: কারাকপুর

তারিখ: 27 AUG 2018

স্ট্যান্ড পরিমাণ: ৩১০০ ০০

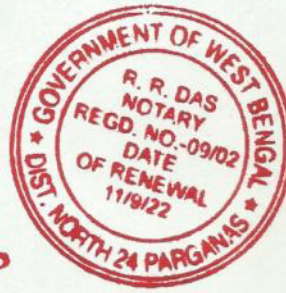
ই.টি.সি. নং: ৩১০০ ০০

স্ট্যান্ড পরিমাণ: ৩১০০ ০০



SMABASAN PVT. LTD.  
46/4, Topbia Road, (South).  
Kolkata - 700014





*[Handwritten signature in red ink]*

4. That 70% (Seventy per cent) of the amounts realised by Said 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 I shall get the accounts audited within 6 (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 the Said Promoter shall take all the pending approvals on time, from the competent authorities.
8. That Said Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That Said Promoter 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.

S. M. ABASAN PRIVATE LIMITED

*[Handwritten signature]* DIRECTOR

Deponent  
Identified by me

*[Handwritten signature]*  
21/8/2018

**Arun Kumar Saha** Advocate  
Barrackpore Court,  
North 24 Parganas

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 31<sup>st</sup> day of August, 2018.

*[Handwritten signature in green ink]*

SOLEMNLY AFFIRMED

S. M. ABASAN PRIVATE LIMITED

*[Handwritten signature]* DIRECTOR

Deponent



31 AUG 2018

SL. NO: 11

# NOTARIAL CERTIFICATE

To all men these presents shall come. I, Radha Raman Das practicing as a Notary in Barrackpore Sub-Division, District North 24 Parganas of the State of West Bengal within the Union of India do hereby declare that the paper writings collectively marked "A" annexed here to hereinafter called the paper writings "A" are presented before me by the

AFFIDAVIT CUM DECLARATION

Messieurs SM Abason Pvt Ltd.  
Promoter of the Project Name  
STAROM MILLENIUM. Represented  
by its ~ Director: ~  
Mr. Ratan Das

Hereinafter referred to as the Executant (s) on this the 31 AUG 2018 day of

The executant (s) having admitted the execution of the Paper Writings "A" in respective hand (s) in presence of the witness (es) who as such, subscribe (s) signature (s) thereon and being satisfied as to the identity of the executant (s) and the said execution. I have authenticated, verified and attested the execution of the Paper Writings "A" and testify that the said execution is the respective (s) the executant (s).

An act where of being required of a Notary, I have granted these presents as my Notarial Certificate to serve and avail as need and occasion shall or may require.

In faith and Testimony whereof I, the said Notary have hereunto set & subscribe my hand a affixed my Notarial Seal of the Office at Barrackpore Court compound in the District : North 24 Parganas on the 31 AUG 2018 day of

Notarial stamp on original

**RADHA RAMAN DAS**  
NOTARY

**RADHA RAMAN DAS**