

1.. MESSRS SHELTERCON, Promoter of the proposed project /duly authorized by the Promoter of the proposed project do hereby declare undertake and state as under

Proposed project of land measuring an area 7(Seven) Cottahs 7(Seven) Chittacks -20(Twenty) Sq.ft whereon a Ground plus four storied building with lift facility after sanctioned by The Kolkata Municipal Corporation vide sanction No. 2016120068 dated 27.09.2016 situated and lying at Mouza-Nayabad, J.L.No.25, Sheet No.2, R.S.No. 25, Touzi No. 56, additional District Sub-Registration Office-Sealdah, formerly Police Station-Purba jadavpur, presently Police Station-Panchasayar, District South 24 Parganas comprised in R.S.Dag No. 188, under R.S.Khatian No. 72, within the jurisdiction of The Kolkata Municipal Corporation, Ward no. 109, Assessee no. 31-109-08-1667-0, Premises No. 1667, Nayabad, Kolkata – 700 094, State- West Bengal.

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a legally valid authentication of title of such land along with 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 me/ Promoter is within 2 years.

4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

/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 by the auditor 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.



SHELTERCON SHELTERCON
Anindha Bhattacharya
Proprietor Proprietor

SHELTERCON
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Proprietor