



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 567589

FORM-A  
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. SANDEEP KUMAR SHAH promoter of the proposed project / duly authorized by M/s. PANCHMUKHI PROMOTERS PVT. LTD. the promoter of the proposed project vide its/his/their authorization dated 24.01.2019:

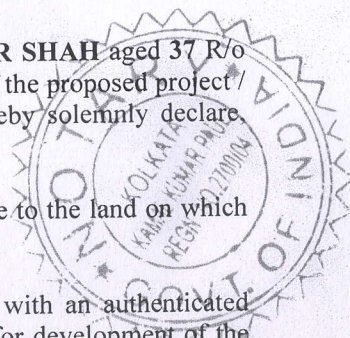
PANCHMUKHI PROMOTERS PVT. LTD.

DIRECTOR

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No. 270004  
C.M.M's, Court  
2 & 3 Bankshall Street  
Kolkata-700 001

12 APR 2019

I, SANDEEP KUMAR SHAH, Son of SRI SANTOSH KUMAR SHAH aged 37 R/o 22, Lake Town, Block-B, 4<sup>th</sup> Floor, Kolkata-700089 promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



1. M/S STARLITE INFRACON PVT.LTD. 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 project shall be completed by me/ promoter is 31.12.2022
- 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 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- 5 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
- 6 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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.
- 8 That promoter shall take all the pending approvals on time, from the competent authorities.
- 9 That promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Act.
- 10 That 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.

PANCHMUKHI PROMOTERS PVT. LTD.  
*Sandeep Paul*  
DIRECTOR  
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<sup>th</sup> day of April, 2019.

PANCHMUKHI PROMOTERS PVT. LTD.  
*Sandeep Paul*  
DIRECTOR

Identified by me  
*Sujan Ray*  
Advocate  
CMM COURT

Deponent  
Solemnly Affirmed & Declared Before  
me on identification of Ld. Advocate

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

*Kamal Kumar Paul*  
KAMAL KUMAR PAUL, NOTARY  
Govt of India, Regn No. 2700/04

12 APR 2019