

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

52AB 451964



FORM 'A'

[See Rule 3(2)]

**Affidavit cum Declaration**

Affidavit cum Declaration of **MR. ANIRBAN SENGUPTA, S/O LATE DIPAK SENGUPTA, RESIDING AT 11/A ROY PARA ROAD, P.O & P.S. SINTHEE, KOLKATA – 700 050, DESIGNATION – PROPRIETOR ATM/S. ANIRBAN SENGUPTA**, promoter of the proposed project "**SHANTINEER**";

**I, MR. ANIRBAN SENGUPTA, S/O LATE DIPAK SENGUPTA, RESIDING AT 11/A ROY PARA ROAD, P.O & P.S. SINTHEE, KOLKATA – 700 050, DESIGNATION – PROPRIETOR ATM/S. ANIRBAN SENGUPTA**, promoter of the proposed project "**SHANTINEER**", do hereby solemnly declare, undertake and state as under:

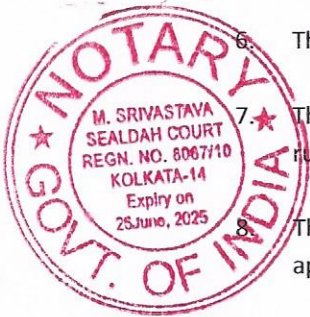
That **SRI HARA KUMAR BASAK, SRI DEB KUMAR BASAK and SMT KALYANI BASAK** have a legal title to the land on which the development of the proposed project "**SHANTINEER**" is to be carried out,

AND

12 FEB 2024

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.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is.11/08/2025.
3. That seventy percent of the amount 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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/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.
6. That I / promoter shall take all the pending approvals on time, from the competent authorities.
7. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
8. That I / 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.



### Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on this 12th Day of February, 2021.

Deponent

Solemnly Affirmed &  
Declared Before me  
on Identification of L.D. Advocate

MUKUL SRIVASTAVA  
Notary, Govt. of India  
Regd. No. 8067/10  
Expiry on 25/06/2025

12 FEB 2021

ANIRBAN SENGUPTA

Anirban Sengupta  
Proprietor  
Sd/- by me  
Anirban Sengupta