



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 45AB 284084

**FORM - A**

[See Rule 3(2) of West Bengal Housing Industry Regulation Rules'2018]

**BEFORE THE LD. NOTARY PUBLIC**

**AFFIDAVIT CUM DECLARATIONS**

- 1) Affidavit cum Declaration of M/S SHUNAV REALTEUM PRIVATE LIMITED (hereinafter referred to as "A COMPANY", having its registered office address at D - 292, Eagle Street, Sector - 2B, Bidhannagar, Durgapur - 713212, District - Paschim Bardhaman, West Bengal, of the ongoing project named "AVIGHNA APARTMENT", situated at Mouza - Tetikhola, R.S. Plot No.:043(P), LR Plot No.: 0215 under the jurisdiction of Jemua Gram Panchayat, District: Paschim Bardhaman, West Bengal, India, within the local ambit of Durgapur Municipality, represented by its Directors namely:
  - a) SANTANU KUMAR ROY, s/o Pramath Roy residing at Faridpur, Durgapur - 713213, District - Paschim Bardhaman, West Bengal.
  - b) BIDHAN MANDAL, s/o Sri Biren Mandal residing at RR - 289, ABL Township, Durgapur - 713206, District - Paschim Bardhaman, West Bengal.

Of the ongoing project do hereby solemnly declare, undertake and state as under:-

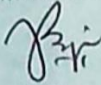
- 2) That the firm has a legal title the land on which the declaration of the on-going project is carried out by virtue of a Registered Development Agreement being no.020602100 dated 25/04/2018

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No. 2791004  
C.M.'s Court  
2 & 3 Bankshall Street  
Kolkata-700005

10 SEP 2020

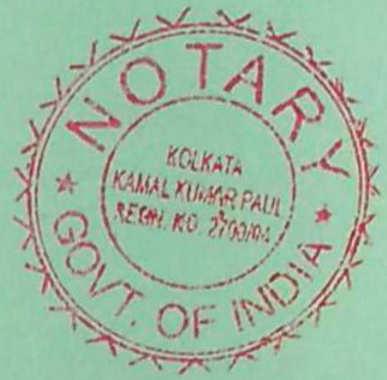


Sl.No.....7998 Date...24/08/2020  
Sold to.....M/S. Shumar Realteum RT-Ltd.  
Address.....DAP-12  
Value of Stamp.....10/-  
Date of Purchase of the Stamp 19 AUG 2020  
Paper from Treasury.....  
Name of the Treasury from Where  
Purchase:- Durgapur



Ram Prasad Banerjee  
Stamp Vender  
A.D.S.R. Office, Durgapur-16  
Licence No-1/93





And


All legally valid authentication of title of such land along with an authenticated copy of the agreement between such owners and the promoter for development of the real estate project are enclosed herewith.

- 3) That the said land is free from all encumbrances.
- 4) That the time period within which the project shall be completed by the company within the date of 31<sup>st</sup> Aug 2023.
- 5) That seventy percent of the amounts realized by the Company for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
- 6) That the amount from separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
- 7) That the amount 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 the promoter shall get the accounts audited within **six months** after the end of every financial year by 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 the company shall take all the pending approvals on time from the competent authorities.
- 9) That the company has furnished such other documents as have been prescribed by the rules and regulations made under the act.
- 10) That the company shall not discriminate against any allotted allottees at the time of allotment of any apartment plot or building as the case may be on any grounds.

FOR, M/S SHUNAV REALTEUM PRIVATE LIMITED

1.

SHUNAV REALTEUM PVT. LTD.

  
Director

KAMAL KUMAR PAUL  
NOTARY GOVT OF INDIA  
Regd. No. 2790001  
G.M.'s Court  
2 & 3 Bankshall Street  
Kolkata-700001

10 SEP 2020



SHUNAV REALTEUM PVT. LTD.

2.

*Sandaru Kumar Roy*  
Director Deponent

Verification

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

Verified by me at Kolkata on this 10<sup>th</sup> day of September, 2020

*Bidhan Mandal*  
Deponent

Solemly affirmed before me on this 10<sup>th</sup> day Sept. 2020



*Kamal Kumar Paul*  
KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No. 2700104  
C.M.M's Court  
2 & 3 Bankshall Street  
Kolkata-700001

ATTESTED BY ME  
*KK Paul*  
KAMAL KUMAR PAUL  
NOTARY Govt of India  
REGD NO - 2700104

*10/09/20*

10 SEP 2020