

S.L. No. 5681 short of 2018

**MADHU CHHANDA BHATTACHARYYA**  
**NOTARY**

Residential Address :  
18C, Crematorium St.  
KOLKATA - 700 014  
☎ : 2264-2388 (Res.)

Govt. of West Bengal  
Registration No. : 88/07  
Office : SEALDAH COURT  
Room No. : 101 (1st Floor)

**Notarial Certificate**



Abdullah M. Akbari

Mr. Jish Kumar Karnau  
of M/S. Sew Projects  
LP of 9/1 Bowden  
Street 2<sup>nd</sup> & 3<sup>rd</sup> floor  
Kolkata 20

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NOTARY  
Govt. of W.B.  
Regn. No. - 88/07  
KOLKATA

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hereafter referred to as the "executant(s)" on this, the 5<sup>th</sup> day  
of Oct Two thousand

The executant(s) having admitted the execution of the "POWER ATTORNEY" in the presence  
of the witness, who at each, subscribed (s) Signature(s) thereon, and being satisfied as to the identity of the Executant(s) and  
the said execution of the "POWER ATTORNEY" and satisfy that the said execution is in the respective hand(s) of the executant(s)

IN ACCORDANCE with the provisions of a NOTARY, I have granted "DULCE PRESENTIS" as my  
NOTARIAL CERTIFICATE, to serve and avail as need and occasion shall or may require.



IN FAITH AND TESTIMONY WHEREOF, the said NOTARY, have  
humbly set and subscribed my hand and affix my Notarial seal of office  
at Sealdah Court at Sealdah in the Dist. of Kolkata on this  
the 5<sup>th</sup> day of Oct Two thousand

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**NOTARY**

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13/10/18



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



FORM-A  
[see rule 3(2)]

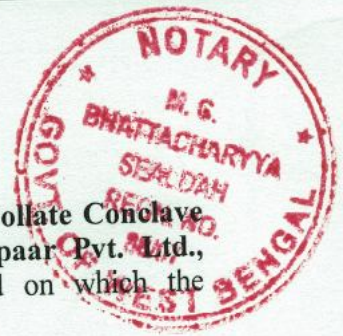
**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr. Asish Karnani duly authorized by the promoter, M/S Shew Projects LLP of the proposed project, "Starlit Suites" vide their authorization dated 5<sup>th</sup> October, 2018:

I, Mr. Asish Karnani Son of Sri. Gajendra Kumar Karnani aged 34 years R/o - 9/1, Rowdon Street, Block - A, 3<sup>rd</sup> Floor, Kolkata - 700020 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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1. Angarik Conclave Pvt. Ltd., Ashtek Dealcom Pvt. Ltd., Collate Conclave Pvt. Ltd., Nabhoj Mercantile Pvt. Ltd., Naidhura Vyapaar Pvt. Ltd., Vetali Vintrade Pvt. Ltd. has a legal title to the land on which the development of the project is proposed

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 **36 Months 25.09.2020** (Project Completion Date).
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.

For SHEW PROJECTS LLP

*Jaish K...*

Designated Partner / Authorised Signatory  
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 5<sup>th</sup> day of **October, 2018**.

For SHEW PROJECTS LLP

*Jaish K...*

Designated Partner / Authorised Signatory  
Deponent

**MADHU CHHANDA BHATTACHARYYA**

88/07 (Regn. No.)

Govt. of West Bengal  
Kolkata

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