

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

P.K. Datta  
Calcutta  
Regn. No. 1101/88

23AA 178663

FORM 'A'  
[See rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH  
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON  
AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of MrShivam Milan Shah duly authorized by the promoter of the proposed project, vide its authorization dated 10<sup>th</sup> Day of September, 2018.

I, Shivam Milan Shah, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Abcon Propertes Pvt. Ltd., Swadeshi Apartments Pvt. Ltd., Sunshine Developers Pvt. Ltd, Parijat Overseas Pvt. Ltd, Monitor Builders Pvt. Ltd.

P. K. Datta  
Notary  
Regn. No.: 1101/88  
C.M.M.'s Court  
1 & 3, Bankshall Street  
Calcutta - 700 001

For KSHETRUM ESTATE  
Shivam.m. Shah  
Authorised Signatory

26 NOV 2018

20491A

Sold To.....
Name.....
Address.....
Rs.....
<b>27 MAR 2018</b>
<b>C.M.M's Court,</b>
<b>2, Bankshall Street, Kol-1</b>

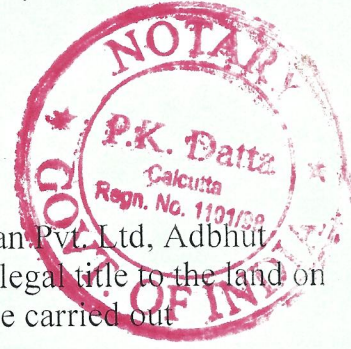
Kshetrunn Estate

1/1A/2, M Roy Lane

Car-46

**ABANISH KUMAR DAS**  
Govt. License Stamp Vendor  
C. M. M. 'S Court  
2, Bankshall Street, Kol - 1

*[Faint, illegible text]*



Prompt Financial Management Pvt. Ltd, Zenith Nirman Pvt. Ltd, Adbhut Vinimay Pvt. Ltd and Drishti Towers Pvt. Ltd have 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 promoter is 31<sup>st</sup> of December, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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 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.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

P. K. Datta

26 NOV 2018

For KSHETRUM ESTATE

Authorised Signatory

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 \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_.



Deponent  
t

For KSHETRUM ESTATE

*Shyam. n. Ghosh*  
Authorised Signatory

Identified by me

*[Signature]*  
Arun K. Sankar  
C.M.M.'s Court  
Kolkata

Signature attested by me  
on identification of advocate

*[Signature]*  
P. K. DATTA  
Notary

**P. K. Datta**  
Notary  
Regn. No.: 1101/88  
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2 & 3, Bankshall Street  
Kolkata - 700 001

26 NOV 2018