

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

22AB 431883

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 10th 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 Properties Pvt. Ltd., Swadeshi Apartments Pvt. Ltd., Sunshine Developers Pvt. Ltd, Parijat Overseas Pvt. Ltd, Monitor Builders Pvt. Ltd,

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

19 NOV 2018

For SHIVAM MILAN SHAH
Shivam Milan Shah

32401

SI No

Name

Kshetrim Estate

Address

1/A/2 Mahendra Ray Lane.

Rs.

10/-

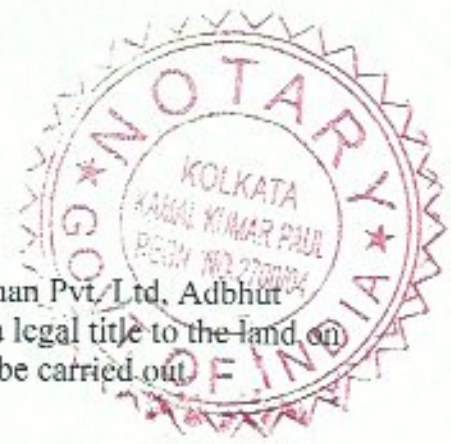
Kol-46

Kolkata Collectorate,
11, Netaji Subhas Rd.,
Kolkata-1

Anil Kr. Saha
Licensed Stamp
Vendor

Date

17 MAY 2018



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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.'s, Court
2 & 3 Bankshahi Street
Kolkata-700 003

Solemnly Affirmed & Declared Before
me on Identification of M. Advocate

KAMAL KUMAR PAUL, NOTARY
Govt. of India, Regd. No. 2700/04

For PROMPT FINANCIAL MANAGEMENT
Deposent
Signature

19 NOV 2019

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 _____.

For INSTRUMENT DEPOSITE
[Signature]
Deponent
t

Identified by me
[Signature]
Arun Kr. Sarkar
C.M.M.'s Court
Kolkata

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

19 NOV 2018