



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 27AB 509579

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 Mr./Ms. **Lalit Kumar Bhutoria**, Director of **SHIV NIKETAN PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, Post Office Rasapunja, Police Station Bishnupur, Kolkata-700104, West Bengal, India having CIN No. U70101WB1996PTC081121 and PAN No. AA ECS3891G; duly authorized by the promoter of the proposed project, vide its authorization dated 13.08.2018;

I **Lalit Kumar Bhutoria** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed

AND

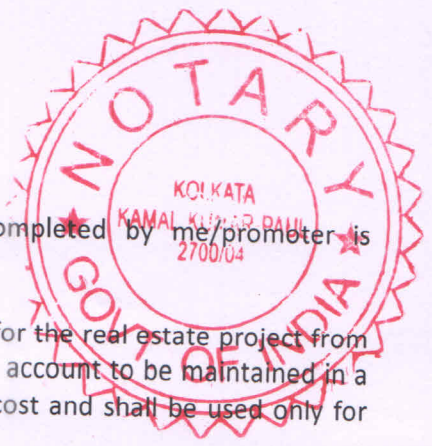
a legal valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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

17 AUG 2018

Shiv Niketan Pvt. Ltd.

[Signature]
Director



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 **30.06.2021**.
4. That seventy per cent of the amounts 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.

Shiv Niketan Pvt. Ltd.

Deponent

[Signature]
Director

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 16th day of August, 2018

Shiv Niketan Pvt. Ltd.

Deponent

[Signature]
Director

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

Solemnly Affirmed & Declared Before me on identification of Ld. Advocats

[Signature]

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

Identified by me

[Signature]
G. Shaw
Advocate

17 AUG 2018