

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



48AB 042349



FORM 'A'

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Lalit Kumar Bhutoria, S/o Mr. Prakaash Chand Bhutoria residing at 4 Pretoria Street, Flat No. - 2A & 2B, 2nd Floor, Kolkata - 700071, West Bengal Director of SHIV NIKETAN LTD., a company incorporated under the Companies Act, 2013 having its registered office at Bakrahat Road, Thakurpukur Kolkata - 700 104, West Bengal, India having CIN No. U70101WB1996PTC081121 and PAN No. AAEC53891G duly authorised by the promoters of the Gems Tower project, vide its authorization dated 02.01.2021;

I Lalit Kumar Bhutoria duly authorised by the promoter of the 'GEMS TOWER' project at R.S. Dag No. 4702 and corresponding L.R Dag No. 4712, Mouza - Rasapunja under Rasapunja Gram Panchayat, 24 Parganas (South), West Bengal, India do hereby solemnly declare, undertake and state as under:

20 JAN 2021

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 the 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 on or before 31.12.2024.
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 at 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoter shall get the amounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of the 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 worth 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 prescribed 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.

SHIV NIKETAN LTD.

Asst.
Deponent Director

Identified by me

Kamran
(7/7/19) to (6/1/2019)
Advocate

Solemnly Affirm & Declared
Before Me on Identification
of Ld. Advocate

Shyam Narayan Pandey

SHYAM NARAYAN PANDEY
NOTARY, GOVT. OF INDIA
REGN. NO. 13824/2018

20.1.2021

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 *20th* day of *Jan*, 2021

SHIV NIKETAN LTD.

Asst.
Deponent Director

20 JAN 2021

20 JAN 2021