

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



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 Rasapurna, Police Station Bishnupur, Kolkata-700104, West Bengal, India having CIN No. U70101WB1996PTC081121 and PAN No. AAEC3891G; duly authorized by the promoter of the project, vide its authorization dated 05.04.2019;

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

08 APR 2019



[Handwritten signature]

AND

a legal valid authentication of title of such land along with an authenticated agreement between such owner and promoter for development of the 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 31.07.2021
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 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.

Asst

Deponent



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 08th day of April 2019.

Asst

Deponent



Solemnly affirm and declare before me on identification

Asst

G. P. Dasgupta, Notary Calcutta
Govt. of West Bengal, Ser. No. 19/1994
City Courts Bar House, Gr. Fl. Cal-700001

Identified by me

Antarup Banerjee
Advocate

08 APR 2019