

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 29AB 345069

FORM 'A'

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Lalit Kumar Bhutoria**, S/o Prakaash Bhutoria 4, Pretoria Street, Flat No-2A & 2B, 2<sup>nd</sup> Floor, Kol-700071 **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. AAEC33891G**; duly authorised by the promoter of the Emerald – Gems City project, vide its authorization dated 31/05/2019;

I Lalit Kumar Bhutoria duly authorised by the promoter of the '**EMERALD - GEMS CITY**' project bearing R.S. Dag No. 385, 386, 387, 418, Mouza – Nawbad, under Rasapunja Gram Panchayat, 24 Paragana (S), West Bengal 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 **EMERALD - GEMS CITY** project is proposed

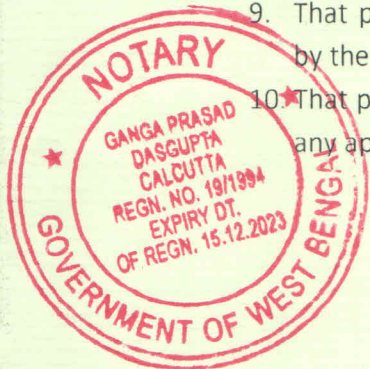
AND

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.

31 MAY 2019



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 31.12.2022.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



*Ashtan*  
Deponent **SHIV NIKETAN (P) LTD.**  
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 31 day of May, 2019 **SHIV NIKETAN (P) LTD.**

*Ashtan*  
Deponent **SHIV NIKETAN (P) LTD.**  
Director

Identified by me  
*Antarrup Banerjee.*  
Advocate



Solemnly affirm and declare  
before me on Identification

*Dasgupta*  
G. P. Dasgupta, Notary Calcutta  
Govt. of West Bengal Reg. No. -19/1994  
City Courts Bar Assn. Gr. Fl. Cal-70006

31 MAY 2019