

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



45AB 880188

FORM 'A'

[See Rule 3(2)]

Affidavit cum Declaration

Affidavit cum Declaration of VIKASH AGARWAL, S/O LATE TILAK RAJ AGARWAL, WORKING FOR GAIN AT 15B, ARMENIAN STREET, 1<sup>ST</sup> FLOOR, KOLKATA - 700001, DESIGNATION - DIRECTOR, SHIVMAHIMA DEVELOPERS PRIVATE LIMITED, promoter of the proposed project;

I, VIKASH AGARWAL, S/O LATE TILAK RAJ AGARWAL, WORKING FOR GAIN AT 15B, ARMENIAN STREET, 1<sup>ST</sup> FLOOR, KOLKATA - 700001, DESIGNATION - DIRECTOR, SHIVMAHIMA DEVELOPERS PRIVATE LIMITED, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, M/S TILAK RATAN REALTORS PRIVATE LIMITED, M/S BRIJDHARA PROPERTIES PRIVATE LIMITED, M/S PANCHKOTI HEIGHTS PRIVATE LIMITED, M/S MANGALDHAM REAL ESTATE PRIVATE LIMITED AND M/S SHIVMAHIMA DEVELOPERS PRIVATE LIMITED jointly 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 of the real estate project along with Consortium Agreement is enclosed herewith.

05 SEP 2020

REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
C.M.M's Court  
Kolkata - 700 001

Regn. No.- 10288/13  
C.M.M's Court  
Kolkata - 700 001

REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13



Sold To.....
Name.....
Address.....
Rs.....
22 JUN 2020
C.M.M.'s Court, 2, Bankshall Street, Kol-1

7566  
D. Upadhyay  
7C, K.S. Ray Rd  
Waly

**ABANISH KUMAR DAS**  
Govt. License Stamp Vendor  
C. M. M.'S Court  
2, Bankshall Street, Kol - 1

*(Handwritten signature)*

*(Faint, mirrored text from the reverse side of the page, including phrases like "FOR THE PURPOSES OF THE PROJECT", "DIRECTOR GENERAL OF LAND REVENUE", "KOLKATA", "KOLKATA", "KOLKATA")*

*(Faint, mirrored text from the reverse side of the page, including phrases like "KOLKATA", "KOLKATA", "KOLKATA")*



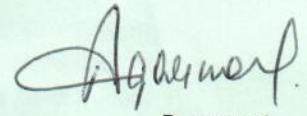
2. That the said land has an encumbrance from LIC Housing Finance Ltd. of Rs. 13.00 Crores towards Construction Finance.
3. That the time period within which the project shall be completed by me/promoter is 18/03/2025.
4. That seventy percent of the amount realised by me/promoter for the real estate 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 utilised 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.




#### 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 05 Day of SEPTEMBER 2020.

  
Deponent

REKHA TEWAR,  
NOTARY  
Regn. No.- 10288/13  
C.M.M's Court  
Kolkata - 700 001

ATTESTED  
  
REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
C.M.M's Court  
Kolkata - 700 001

05 SEP 2020