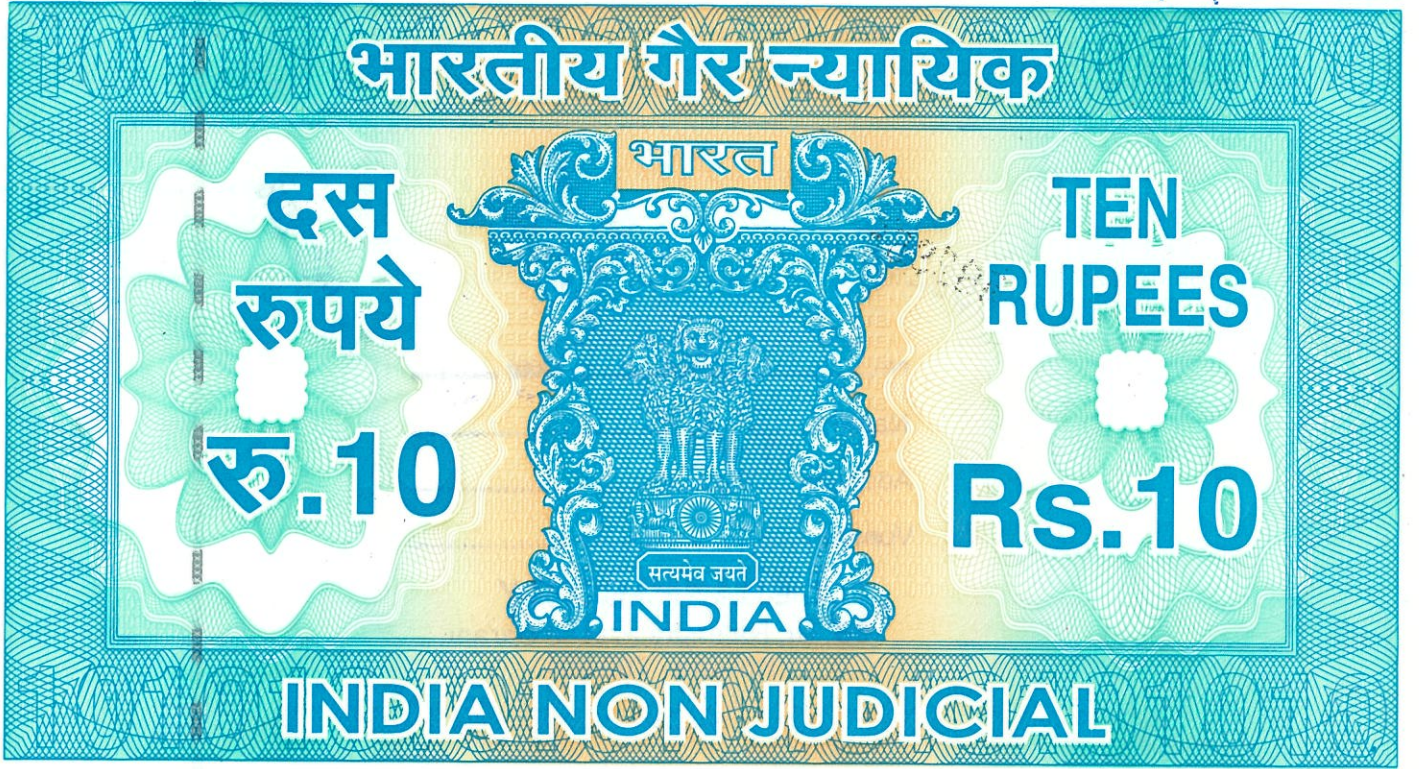


S/L No. 10 (2/01/21)



पश्चिम बंगाल WEST BENGAL

29AB 345095



BEFORE THE NOTARY  
ALIPORE JUDGES COURT  
KOLKATA-7 00 027

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Lalit Kumar Bhutoria**, S/o Mr. Prakaash Bhutoria, residing at 4 Pretoria Street, Flat No. - 2A & 2B, 2<sup>nd</sup> Floor, Kolkata - 700071, West Bengal **Director of SHIV NIKETAN LTD., a company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur Kolkata - 700 104, West Bengal, India having CIN No. U70101WB1996PLC081121 and PAN No. AAEC3891G** duly authorised by the promoters of the "Gems Tower" project, vide its authorization dated 02.01.2021;

02 JAN 2021

Lalit Kumar Bhutoria (S/o Mr. Prakaash Bhutoria)  
Munshi Kan (Adv.)



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:

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

AND

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 December, 2025.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Prepared in my chamber

Munmun Kan  
F1567/1544 of 2009  
ADVOCATE

Lalit  
Ashu  
SAI NIKETAN LIMITED  
Bhutoria's  
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 On this 2nd day of January, 2021

Prepared in my chamber

Munmun Kan  
F1567/1544 of 2009.  
**ADVOCATE**

Lal Shiv Niketan  
Kumar Bhuton  
**DEPONENT**



Signature (S) of Executant (S)  
Attested on Identification at  
Alipore Judges Court  
Kolkata-700 027, Under  
Notary Act at..... A.M. /P.M.

*Pramita Bose*

**P. Bose**  
Notary Govt. of India  
13821 18

**02 JAN 2021**