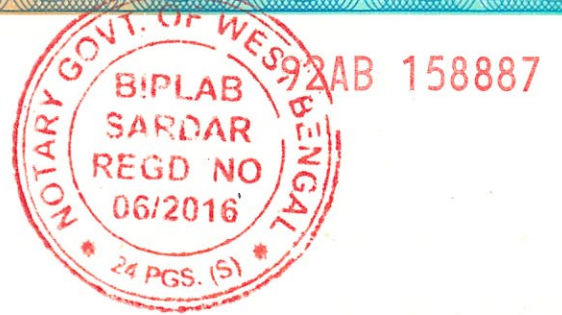


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



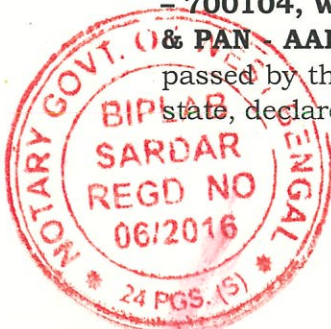
CHARLES COMMERCIAL PRIVATE LIMITED

Director

FORM - "B"

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Lalit Kumar Bhutoria**, son of Mr. Prakaash Bhutoria, aged about - 43 years, Director of **Charles Commercial Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Bakrahat Road, Thakurpukur, P.O. - Rasapunja, P.S. - Bishnupur, Kolkata - 700104, West Bengal, having CIN - U70100WB1996PTC081136 & PAN - AABCC2791A, duly authorised by the Authorisation Letter passed by the said Organization on 21st December, 2023 do hereby state, declare as follows: -



21 DEC 2023

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by *[Signature]*



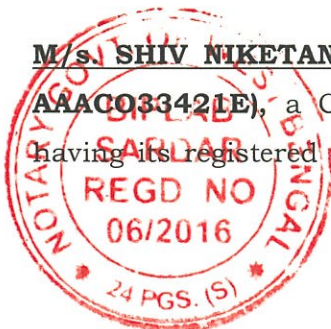
I, **Mr. Lalit Kumar Bhutoria**, the promoter of "**BOUGAINVILLAS PHASE - V**" project comprised in R.S. and L.R. Dag Nos. 76(P), 77(P), 78(P), 79(P), 80(P), 81(P), 82(P), 83(P), 84(P), 85(P), 88(P), 88/1049(P), 89(P), 90(P), 91(P), 93(P), 94(P), situated at Mouza – Uttar Kazirhat, J.L. No.: 22, within the jurisdiction of Paschim Bishnupur Gram Panchayat, P.O.: Rasapunja, P.S.: Bishnupur, Kolkata – 700104, West Bengal, do hereby solemnly declare, undertake and state as under:

1. That the Owners:

- I. **M/s. OM TOWERS PRIVATE LIMITED (CIN - U45201WB1996PTC081119 & PAN - AAACO3421E)**, a Company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, Post Office Rasapunja, Police Station Bishnupur, Dist. 24 Parganas (South), Kolkata-700104, West Bengal, represented by its director **MRS. PUSHPA BHUTORIA**, wife of Mr. Arrun Bhutoria, working for gain at M/s. Om Towers Private Limited, and having PAN AEOPB5050P & AADHAAR NO. - 3827 6923 2661, by faith – Hindu, by occupation – Business, residing at 4 Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata -700071, West Bengal;
- II. **M/s. CHARLES COMMERCIAL PRIVATE LIMITED (CIN - U70100WB1996PTC081136 & PAN AABCC2791A)**, a Company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, Post Office Rasapunja, Police Station Bishnupur, Dist. 24 Parganas(South), Kolkata-700104, West Bengal, represented by its director **MRS. PUSHPA BHUTORIA**, wife of Mr. Arrun Bhutoria, working for gain at M/s. Charles Commercial Private Limited, and having PAN AEOPB5050P & AADHAAR NO. - 3827 6923 2661, by faith – Hindu, by occupation – Business, residing at 4 Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata - 700071, West Bengal;
- III. **M/s. SHIV NIKETAN LIMITED (CIN - U70101WB1996PLC081121 & PAN: AAACO33421E)**, a Company incorporated under the Companies Act, 1956 having its registered office at Bakrahat Road, Thakurpukur, P.O. Rasapunja,

CHARLES COMMERCIAL PRIVATE LIMITED
Director

SHIV NIKETAN LIMITED



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Police Station Bishnupur, Dist. South 24 Parganas, Kolkata 700 001, West Bengal represented by its director **MR. PRAKAASH BHUTORIA**, Son of Lt. Sumer Mull Bhutoria, working for gain at Shiv Niketan Limited and having PAN :- AHRPB8345H & AADHAAR NO. - 3218 1839 1428, by faith - Hindu, by occupation - Business, residing at 4 Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata-700071, West Bengal

IV. **M/s. TIRUPATI CARRIER LIMITED**, a company incorporated under the companies Act, 1956, having its registered office at Bakrahat Road, Thakurpukur, P.O Rasapunja, Police Station- Bishnupur, Dist.- South 24 Parganas, Kolkata 700104, having CIN: **U63013WB2002PLC095192** and PAN: **AABCT9173B**, represented by its director **MRS. PUSHPA BHUTORIA**, wife of Mr. Arrun Bhutoria, working for gain at M/s. Charles Commercial Private Limited, and having PAN AEOPB5050P & AADHAAR NO. - 3827 6923 2661, by faith - Hindu, by occupation - Business, residing at 4 Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata -700071, West Bengal;

V. **M/s. TIRUPATI ENCLAVE PVT LTD**, a company incorporated under the companies Act 1956, having its registered office at 23A, Netaji Subhas Road, 4th Floor, Room no.- 18 Kolkata ,West Bengal - 700001, having CIN: **U70101WB1996PTC081139** and PAN: **AABCT1390G**, represented by its Director **MRS. KANTA BHUTORIA**, wife of Mr. Prakaash Bhutoria, working for gain at M/s. Tirupati Enclave Private Limited and having PAN - AEOPB5052R AADHAAR NO - 7867 1325 5269 by faith - Hindu, by occupation - Business, residing at 4 Pretoria Street, P.O. Middleton Row, P.S. Shakespeare Sarani, Kolkata -700071, West Bengal;

Has a legal title to the land on which the development of the project proposed;



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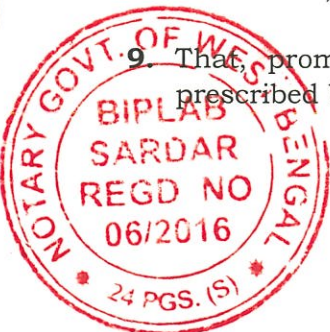
AND

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;

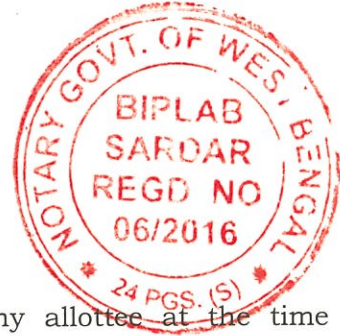
2. That, the said land is free from all encumbrances;
3. That, the time period within which the project shall be completed by promoter on or before *31st December, 2025*;
4. That, seventy per cent of the amount realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of the 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 AUDIT THAT THE amounts COLLECTED for a particular projects 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.

CHARLES COMMERCIAL PRIVATE LIMITED

Director



21 DEC 2023



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.

CHARLES COMMERCIAL PRIVATE LIMITED

Director

DEPONENT

SIGNED IN MY PRESENCE

Arco Chatterjee

ARCOH CHATTERJEE
Advocate

Alipore Police & Judges' Court
Kolkata-700 027

Enrolment No:- F/2113/2014/2022

ADVOCATE

PREPARED IN MY CHAMBER

Arco Chatterjee

ARCOH CHATTERJEE
Advocate

Alipore Police & Judges' Court
Kolkata-700 027

Enrolment No:- F/2113/2014/2022

ADVOCATE

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 Bakrahat Road, Thakurpukur, Kolkata – 700104 on this the 21st day of December, 2023.

CHARLES COMMERCIAL PRIVATE LIMITED

Arco Chatterjee

Director

DEPONENT

Identified by me
P. Chatterjee
Advocate

Signature (S) Attested
On Identification

BIPLAB SARDAR, NOTARY

Regd. No. - 06/2016
Govt. of West Bengal

21 DEC 2023

PREPARED IN MY CHAMBER

Arco Chatterjee
ARCOH CHATTERJEE
Advocate

Alipore Police & Judges' Court
Kolkata-700 027

Enrolment No:- F/2113/2014/2022

ADVOCATE

