



পশ্চিমবঙ্গ

Mrs. A. Banerjee
Durgapur, Burdwan
Regd. No. 401/2007
Exp. Dt. 20.2.2027

WEST BENGAL

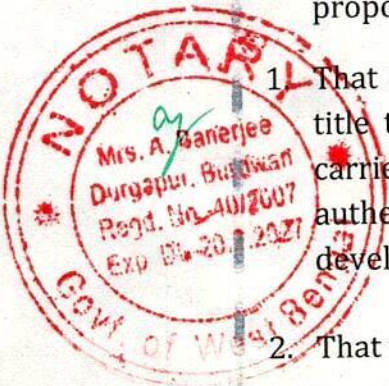
before me Notary
Govt. of West Bengal
Burdwan District
Durgapur

89AB 328458

Affidavit cum Declaration

I, **MR. KANCHAN SASMAL** Son of Late **Achintya Kumar Sasmal**, by faith Hindu, by occupation- Business, by nationality Indian, residing at – Qtr. No.-2/7, Bharati Road, B-Zone, Durgapur-713205, Dist –Paschim Bardhaman, **Director of "PANSAS BUILDERS & DEVELOPERS PRIVATE LIMITED"** a Company incorporated according to company's Act 1956 having its Registered office at CA-15, BLOCK –"URVASHI COMPLEX" Tarasankar Sarani, City Centre, Durgapur – 713216, Dist. –Paschim Bardhaman, PIN-713216, West Bengal, India, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **KESARINANDAN TRADECOM PRIVATE LIMITED** (Landowner) has a legal title to the land on which the development of the proposed project is to be carried out. AND, legally valid authentication of 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 me/promoter is 31.12.2028.



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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

PANSAS BUILDERS & DEVELOPERS PVT. LTD.

Kanchan Samal

Director
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 Durgapur on this 06th day of April, 2024

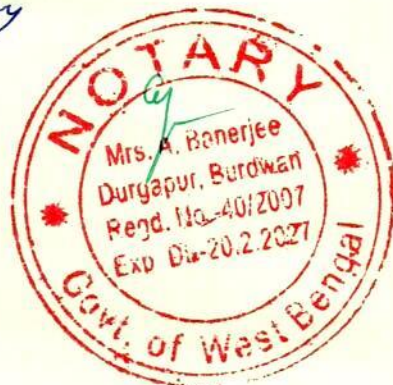
IDENTIFIED BY ME

Supradin Ray
ADVOCATE

PANSAS BUILDERS & DEVELOPERS PVT. LTD.

Kanchan Samal

Director
Deponent



Solemnly Affirmed & Declared before me on Identification

Asteri Banerjee
Mrs. A. Banerjee, Notary,
Durgapur, Burdwan, W.E.
Regn. No.- 40/2007, Govt. of W.E.

06 APR 2024