

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL



FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sagar Kumar Giria, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 16/08/2024;

I, Sagar Kumar Giria, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Mr. Ritzu Ghosal has 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 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.

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.Ms' Court
2 & 3 Bankshall Street
Kolkata-700001

PRABHA LIFESTYLE HOMES LLP

16 AUG 2024

Sagar Giria
Designated Partner/Partner

Sold To.....
Name.....
Address.....

22307
Prabha Lifestyle Homes LLP
2-B.C. Gangauly Sami
KOL-20

17 MAY 2024

Rs.....
C.M.M.'S Court
2, Bankshall Street, Kol-1

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

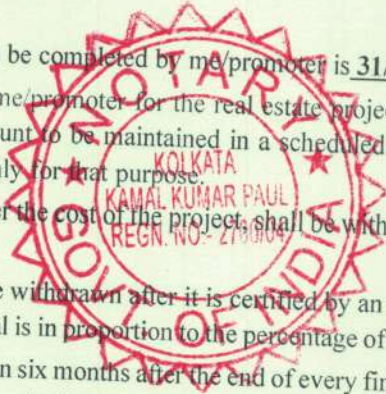


ABANISH KUMAR DAS
NOTARY GOVT. OF INDIA
Regd. No. 100004
C.M.M.'S Court
2 & 3 Bankshall Street
KOLKATA-700001

PRABHA LIFESTYLE HOMES LLP
Designated Partner/Partner

18 AUG 2024

3. That the time period within which the project shall be completed by me/promoter is 31/08/2029.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



PRABHA LIFESTYLE HOMES LLP

Jagan Puro
Designated Partner/Partner

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 16th Day of August, 2024

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.Ms' Court
2 & 3 Bankshall Street
Kolkata-700001

ATTESTED BY ME
[Signature]
KAMAL KUMAR PUL
NOTARY Govt. of India
REGN. NO. 2700/04

16 AUG 2024