

Sl. No. 121 Date



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT



33AA 926872

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Abhijit Chakraborty, being appointed as an Authorized Representative of M/s. PRIME REALCON PRIVATE LIMITED, promoter of the proposed project, vide its authorization dated 20.06.2024:

I Mr. Abhijit Chakraborty, being appointed as an Authorized Representative of M/s. PRIME REALCON PRIVATE LIMITED, promoter of the ongoing project and duly authorized by the promoter of the proposed project do hereby solemnly declares, undertake and state as under:

M/s. **PRIME REALCON PRIVATE LIMITED** has the legal title of 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.

25 JUN 2024

PRIME REALCON PVT. LTD.

Abhijit Chakraborty
Authorized Signatory

3614

24 JUN 2024

No Date
Name.....
Address.....
By *sd/*.....

*M/S. Poiree Reaction P. Co.
2 C, Mahendra Road.
No-25.*

Pijush Kanti Chakraborty
Licence Stamp Vendor

Alipor Police Court
Kolkata-700 027

REACTON PVT. LTD.

...

3. That the time period within which the project shall be completed by the promoter is 31.12.2027.

4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 promoter shall take all the pending approvals on time, from the competent authorities.

8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. 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.

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 Kolkata on this 20th day of June 2024.

Deponent

For Prime Realcon Private Limited
PRIME REALCON PVT. LTD.

Achint Chakraborty
Authorised Signatory

Authorised Signatory

Habakumar Mukhopadhyay
Advocate

Alipore Police Court
Enri. No-WB/2037/1999

Solemnly Affirmed & Declared
before me on identification

S. C. Ghosh
S. C. GHOSH, Notary
Alipore Police Court, Koi-27
Regd. No.-925/97, Govt. of India

Identified by me

Advocate

25 JUN 2024