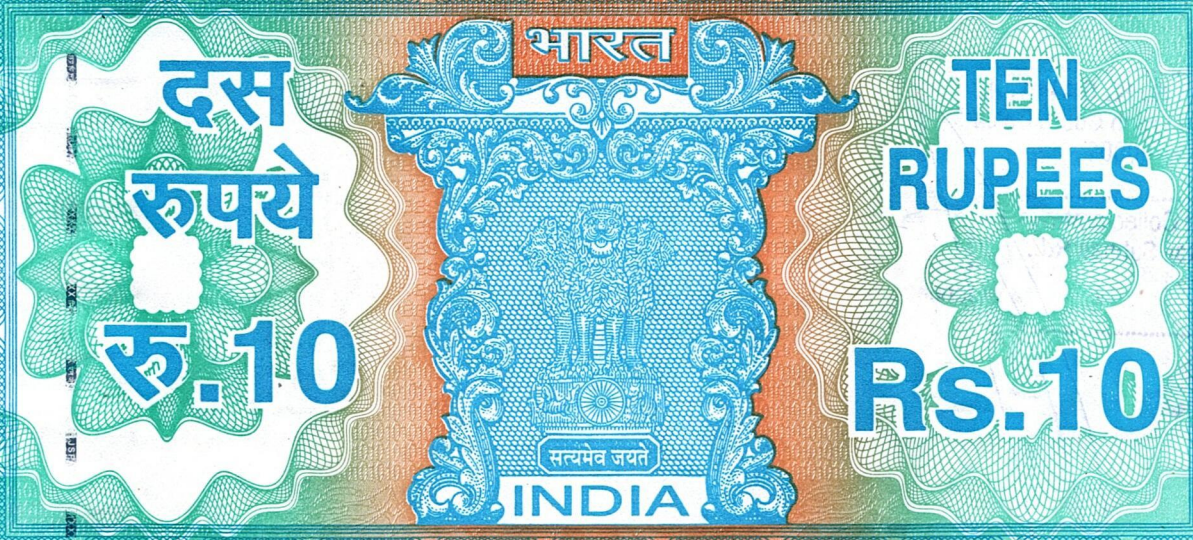


भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC AT ALIPORE POLICE COURT

GOVT. OF INDIA
S. C. GHOSH 884B 541773
NOTARY
Regd. No-925/97
Alipore
24-PARGANAS (S)

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 01.09.2023

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 declare, undertake and state as under:

(1) SWAGATA MAJUMDAR, (2) SOURADEEP MAJUMDAR, (3) SUJIT MAJUMDAR, (LANDLORDS) have 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.

GOVT. OF INDIA
S. C. GHOSH
NOTARY
Regd. No-925/97
Alipore
24-PARGANAS (S)

20 FEB 2024

165980

Sl. No.
Name : S. K. SAHA, Advocate
Address : High Court, Calcutta
Kolkata - 700001

Rs.
Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

1904-4-067 2013



RECEIVED
11 FEB 2013



30 FEB 2013

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoter is 31.12.2025.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

PRIME REALCON PVT. LTD.

Abhijit Chakrabarty
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 day of 2023.

PRIME REALCON PVT. LTD.

Abhijit Chakrabarty
Deponent
DIRECTOR

Solemnly Affirmed & Declared
before me on Identification

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

Identified by me

Advocate

Mukhopadhyay
Nabakumar Mukhopadhyay
Advocate
Alipore P.O. = U.S.M.
Ent. No. - WB/26-5711999

20 FEB 2024

