

Regt. No. 446/19

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100



ONE HUNDRED RUPEES

₹. 100

सत्यमेव जयते

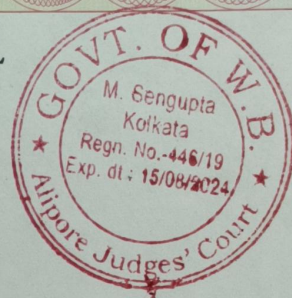
भारत INDIA
INDIA NON JUDICIAL



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AS 343815

Before the Notary of
Alipore Judges Court.
Calcutta-27



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. Prodyot Mazumder, Developer of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization date 05/03/2020;

I, Mr. Prodyot Mazumder, Son of Pranab Kanti Mazumder at 161/9, ROY BAHADUR ROAD, P.O.- Behala, P.S.- Behala, District- South 24 Parganas, Kolkata-700034, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under.

1. That PINERIDGE INFRAPROJECTS PRIVATE LIMITED has a legal title to the land on which the development of the project is proposed 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.
That the time period within which the project shall be completed by me/promoter is 31/12/2027.



11 JUL 2024

MALAY SENGUPTA
Notary
Regn. No.-446/19
CMM.S Court/Alipore
18 No. Alipore Judge's Court
Kolkata-700 027

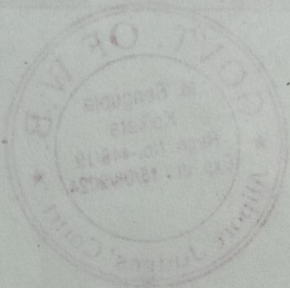
11 JUL 2024

NO: 2234 Date: Rs/w.
Name: Pine ridge Intraprojects Pvt. D.
Address: 25 N.C. Das Rd
Vendor - Washim Gazi
Alipore Judges Court
Kolkata-700 027

KM-34.

Signature of Vendor

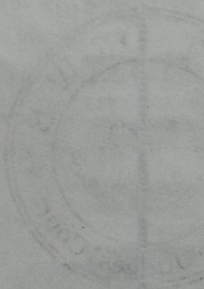
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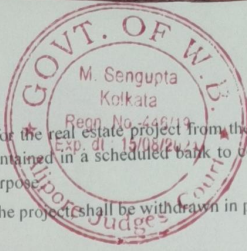


Alipore Judges Court
Kolkata-700 027

11 JUL 2024

MAJAY BENGALTA
Kolkata-700 027





4. That seventy per cent of the amounts realized 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.

PINERIDGE INFRAPROJECTS PVT. LTD.

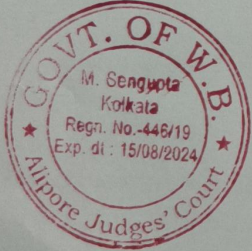
M. Sengupta
Director.

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 11th day of July 2024



Solemnly Affirmed & Declared before me on Identification of advocate

M. Sengupta
Malay Sengupta
Notary
Regn. No.-446/19

MALAY SENGUPTA
Notary
Regn. No.-446/19
CMM.S Court/Alipore
18 No. Alipore Judge's Court,
Kolkata-700 027

PINERIDGE INFRAPROJECTS PVT. LTD.

M. Sengupta
Director.

Deponent

Identified by me
Debanish Chowdhury
Debanish Chowdhury
Advocate
Alipore Judges' Court, Kol-700027
WB/929/1983

1-1 JUL 2024