



पश्चिम बंगाल WEST BENGAL

AP 301180

FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Akshay Kumar Pasari being representative for the promoter of the proposed project vide its authorization dated 21.04.2023 :

I, Akshay Kumar Pasari Son of Ashok Kumar Pasari aged 37 Yers R/o 35, Ballygunge Park, Kolkata - 700019 being representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Cerebrum Tradecom Private Limited & others has a legal title to the land on which the development of the project is proposed

And

A legally valid authentication of the 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.

R. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
& 3, Bank Street
Calcutta - 700 004

15 JUN 2023

For PASARI PROMOTERS PVT. LTD.


Authorised Signatory

19820

14 JUN 2023

No..... ₹ 100/- Date.....

Name : ABHISHEK DUTTA Adv.

Address : 283 K.S. Roy Road Kol - 700001.

Vendor :

Alipore Collectorate, 24 Pgs, (South)

SUBHANKAR DAS

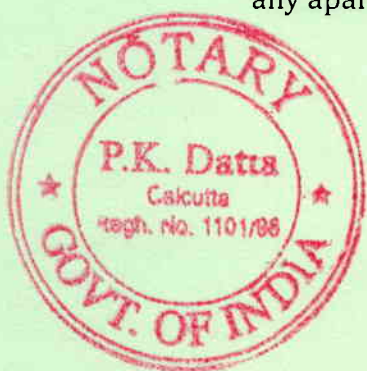
STAMP VENDOR

Alipore Police Court, KOI-27



14 JUN 2023

3. That the time period within which the project shall be completed by promoter is 14th Mar 2027.
4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. 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.



For PASARI PROMOTERS PVT. LTD.

Authorised Signatory

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 ___ day of June, 2023.

P. K. Datta
Notary
Regn. No. 1101/88
C.M.M.'s Court
& 3, Bankshall Street
Calcutta - 700-089

Solemnly Affirmed &
Declared before me on
verification of documents

P. K. DATTA
Notary

15 JUN 2023

DEPONENT