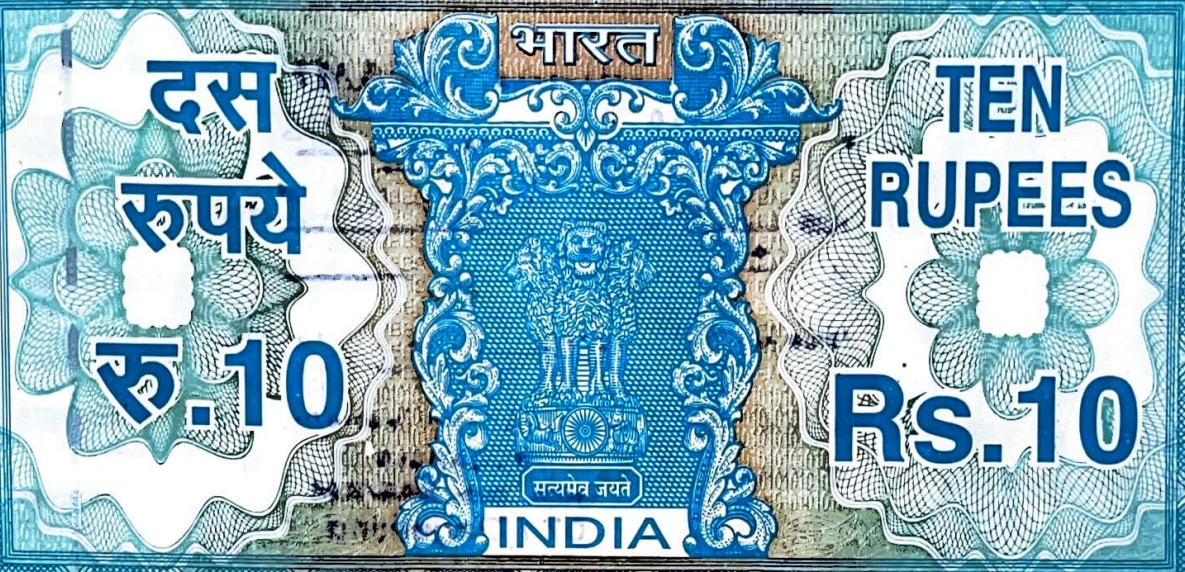


भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

74AB 749446



PRM REAL ESTATE PVT. LTD.

DIRECTOR

FORM - B

[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

13 0 SEP 2024

Affidavit cum Declaration of PRM REAL ESTATE PRIVATE LIMITED, promoter of the proposed project "PRM PARADISE" vide its authorization dated: _____

I, Sri Umang Mittal, Son of Sri Prem Kumar Agarwal, aged about 30 years, resident of Shanti Warehouse, 3rd Mile, Sevoke Road, Siliguri-734001, Post Office - Sevoke Road, Police Station - Bhaktinagar, District - Jalpaiguri, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **1. SRI SANJAY CHITLANGIA, 2. SMT. SUMAN CHITLANGIA, 3. SRI SUNNY CHITLANGIA, 4. SMT. MILI SAHA, 5. SMT. SONALI SAHA, 6. SRI ADITYA SARDA, 7. SRI KRISHNENDU NARAYAN CHOUDHURY, 8. SRI DIBYENDRA NARAYAN CHOUDHURY, 9. SRI ARUNENDRA NARAYAN CHOUDHURY**, have 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 i.e. **PRM REAL ESTATE PRIVATE LIMITED**, for development of the real estate project is enclosed here with.

That the said land is free from all encumbrances.

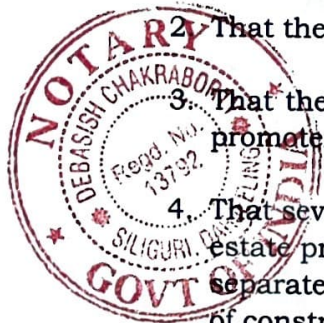
3. That the time period within which the project shall be completed by the promoter is 19.09.2029.

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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn by the promoter in proportion to the percentage of completion of the project.

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 That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawn is in proportion to the percentage of completion of the project.

7. That the 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.




Debasis Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

30 SEP 2024

8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the Act and rules and regulations made thereunder.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

PRM REAL ESTATE PVT. LTD.



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 Jalpaiguri on this 30th day of Sept, 2024.

PRM REAL ESTATE PVT. LTD.



DIRECTOR
Deponent

AFFIDAVIT

Solemnly Affirmed before me
by Sanjay Chitlangia & others
of Siliguri
Identified by C. Haouengko AMM
This the 30th day of Sept 2024.
A.M./P.M.

Identified by:-

Chouder Haouengko
Advocate / Siliguri


Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

13 0 SEP 2024