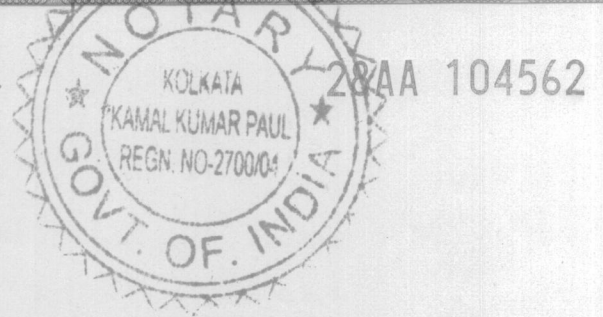




पश्चिम बंगाल, पश्चिम बंगाल WEST BENGAL



FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sagar Kumar Giria, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 06/04/2023;

I, Sagar Kumar Giria, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Prabha Apartment and 13 others 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 for development of the real estate project is enclosed herewith.

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

18 MAY 2023

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.M's Court
2 & 3 Bankshall Street
Kolkata-700001

PRABHA AIKYAM LLP

Sagar Giria
Designated Partner/Authorised Signatory

10 APR 2023

ক্রমিক নং... 831 তার.....
মূল্য... 201 ক্রেতার নাম.....

Prabha Aikyam LLP

18

Robin Kumar Saman

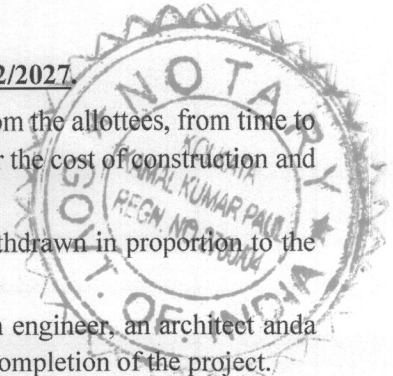
স্ট্যাম্প তেজার শ্রী বিশ্বজিত চক্রবর্তী
এ.ডি.এস.আর অফিস চাকদহ, নিদীয়া

Pal-700001

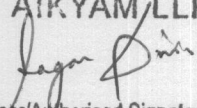


PRABHA AIKYAM LLP

18 MAY 2023



3. That the time period within which the project shall be completed by me/promoter is 31/12/2027.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

PRABHA AIKYAM/LLP

Designated Partner/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 12th Day of May, 2023

ATTESTED BY ME


KAMAL KUMAR PAUL
NOTARY Govt. of India
REGN. NO. 2700/04

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.M's Court
2 & 3 Bankshall Street
Kolkata-700001

18 MAY 2023