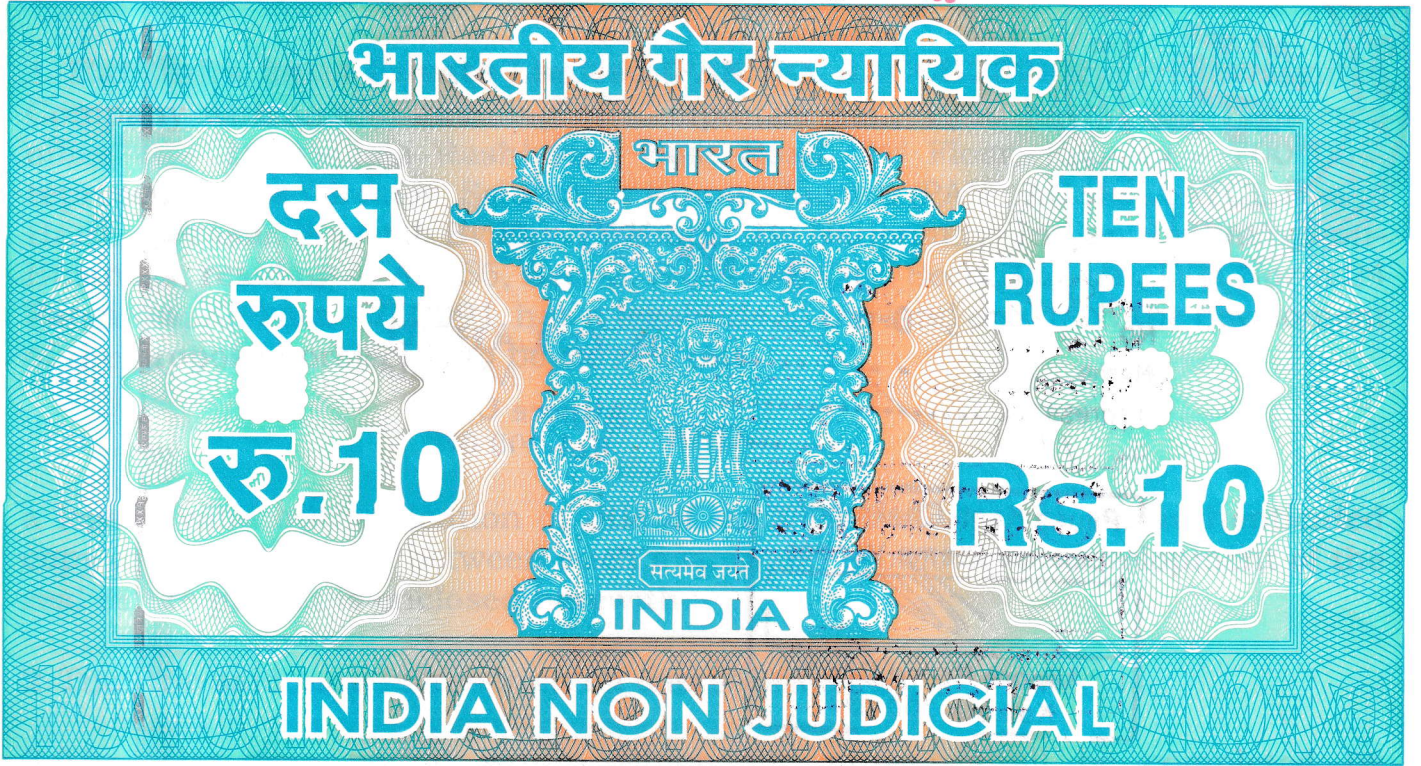


SL. NO... 8



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

81AB 649298

FORM 'B'  
[See rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

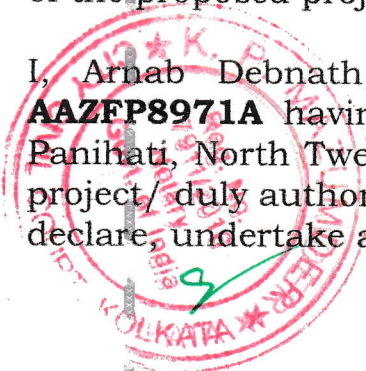
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Arnab Debnath, (PAN: BZUPD9804P) son of Haridas Debnath age about 28 years, by Faith – Hindu, by Occupation – Business, by Nationality and Citizenship – Indian residing at 381 B.C. Sen Road , Shaktipur, Agarpara, Panihati (M), North 24 Parganas, Kolkata - 700109, Partner of the promoter (**P.M. Weltech**) of the proposed project “**SHIV SANKAR APARTMENT**” situated at Holding Number-413/J, College Para under Ward No.11 under the jurisdiction of New Barrackpore Municipality, Dist. North 24 PGS. , P.S. New Barrackpore, Kolkata - 700131 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 22/06/2023;

I, Arnab Debnath, Partner of the promoter (**P.M. Weltech, PAN No. AAZFP8971A** having its registered office at 84, B.C. Sen Road, Shaktipur, Panihati, North Twenty Four Parganas, West Bengal, 700109) of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

22 JUN 2023

P M Weltech  
Arnab Debnath.  
Partner





1. **Hari Infra Build Private Limited (PAN NO. AACCH2398M)** a Private Limited Company with in the meaning of Companies Act., 1956 having the registered office at – 10, Biplabi Rashbihari Bose Road, 2<sup>nd</sup> Floor, Kolkata – 700 001, represent by its Director Sri Rajesh Kumar Jaiswal (PAN : ACS PJ7617C), Son of Harihar Prasad Jaiswal, By Faith – Hindu, By Nationality- Indian, by Profession- Business, residing at AL -56, Sec.-2, Salt Lake City, Sech Bhawan, Dist.North 24 Parganas, Kolkata – 700091, has 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.

3. That the time period within which the project shall be completed by us/promoter is 31/12/2028.

4. That seventy percent of the amounts realised by us/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 schedule 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, we / 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.

8. That, we / promoter shall take all the pending approvals on time from the competent authorities.

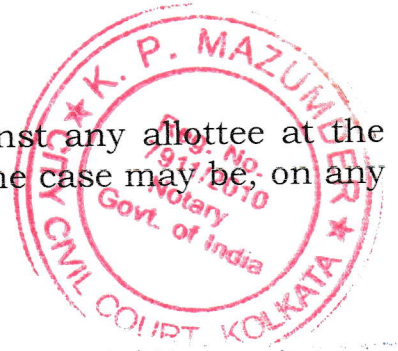
9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

22 JUN 2023

P M Weltech

Armed Selva  
Partner

10. That, we / 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.



**P M Weltech**  
*Amal Debnath*  
Partner

Deponent

Verification

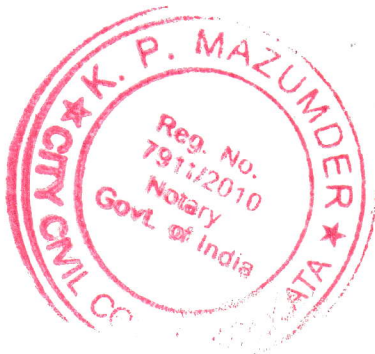
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom  
Verified by me at Kolkata on this 22nd day of June, 2023

**P M Weltech**  
*Amal Debnath*  
Partner

Deponent

Solemnly Affirmed & Declared  
Before me on Identification

K. P. MAZUMDER, NOTARY  
City Civil Court, Calcutta  
Reg. No 7911/2010 Govt. of India



IDENTIFIED BY ME

*S. Das*

ADVOCATE

22 JUN 2023