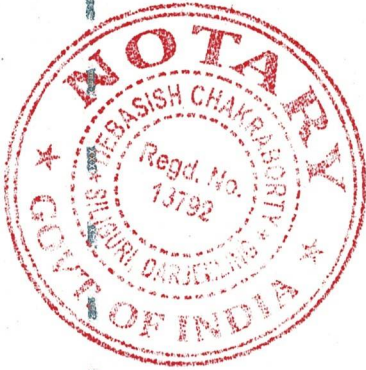


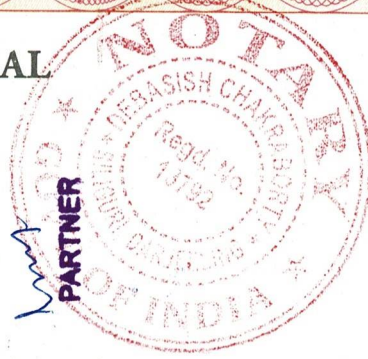


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 889663



PRM BEGRAJ VENTURES LLP



FORM-B  
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

04 APR 2023

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

NON JUDICIAL STAMP

No. 2219 Date 29.6.22

Sold to PRM Begom

value Rs. 100/-

Value Rs. 100/-

one hundred only

By Tammoy Roy

Govt. Stamp Vendor  
Bagdogra  
Lic. No- 545/RM  
07 / Darjeeling

भारत

भारत



APR 2022

भारत सरकार  
दार्जिलिंग



**Affidavit cum Declaration of PRM Begraj Ventures LLP promoter of the proposed project / duly authorized by the promoter of the proposed project "BONANI" vide its/ his/their authorization dated:**

I, Utsav Mittal Son of Prem Kumar Agarwal aged 34 years R/o Shanti Warehouse, 3rd Mile, Sevoke Road, Siliguri-734001, P.O. Sevoke Road, P.S. Bhaktinagar, District- Jalpaiguri, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That PRM Begraj Ventures LLP 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 here with.
2. That the said land is free from all encumbrances.
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

**AFFIDAVIT**

Solemnly Affirmed before Me

By Utsav Mittal

of Bhaktinagar

Identified by C. Haussengla

This the 4th day of April 2023

at Siliguri AM/

**Verification**

**PRM BEGRAJ VENTURES LLP**

[Signature]  
Deponent **PARTNER**

The contents of my above affidavit cum declaration, are true and correct and nothing material has been concealed by me therefrom.

**04 APR 2023**

Verified by me at Siliguri on this 4th April day of 2023.

**Identified by me.**

Claudian Haussengla  
**Advocate / Siliguri**

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

**PRM BEGRAJ VENTURES LLP**

[Signature]  
Deponent