



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

31AA 928530

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of M/s. Prajapati Infrastructure Co. (hereinafter referred to as "The Partnership Firm") having registered address at 41A, Tarachand Dutta Street, Kolkata-700073, West Bengal, of the on-going project named "Prajapati Greens" situated at Rajarhat Main Road (211 Bus Route), Beside Hp Petrol Pump – Opposite RFA Club Play Ground, Mouza – Reckjoani, P.S- Rajarhat, P/O- R/Gopalpur, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, Pin Code: 700135, District - North 24 Parganas, West Bengal. India, represented by its Partner and duly Authorised Representative **Mr. Sandeep Kumar Saraogi**, son of Shyam Sundar Saraogi, aged 46 years, residing at 41A, Tarachand Dutta Street, Kolkata-700073, of the on-going project do hereby solemnly declare, undertake and state as under:-

R. K. Datta
Notary
Regn. No.: 1104/98
C.M.M.'s Court
2 & 3, Benkehall Street
Calcutta - 700 001

PRAJAPATI INFRASTRUCTURE CO.

31 MAR 2023

Sandeep Kumar Saraogi
Partner

52908

Serial No.....
Name..... *Praja Patti Infrastructure Co.*
Address..... *4/A - F.T.C. Baita St West-73.*

27 MAR 2023

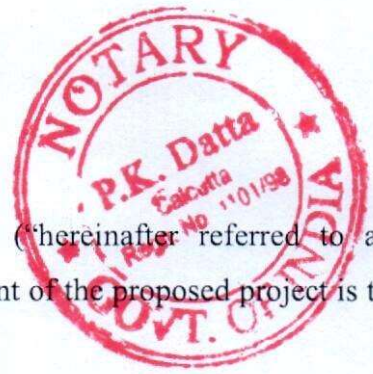
Prop :- Srikant Tiwari
Licenced Stamp Vender
BACHAN GANGA
2 3, Bankhall Street
Kolkata - 700 001

7 MAR 2023



27 MAR 2023

Pr. K. Datta
Notary
27 MAR 2023
23, Bankhall Street
Kolkata - 700 001



1. Sharda Chokhani, Abhishek Chokhani & Mona Chokhani (hereinafter referred to as Landowners”) has a legal title to the land on which the development of the proposed project is to be carried out

AND

All legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and the partnership firm for development of the real estate project are 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 the Partnership Firm is 15/07/2026.

4. That seventy per cent of the amounts realised by the Partnership Firm 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.

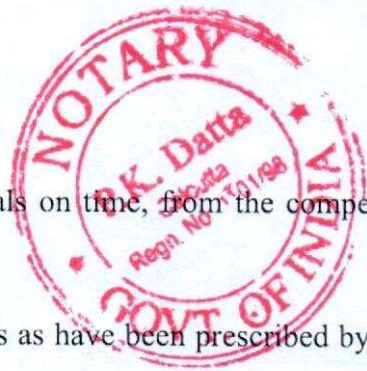
7. That the Partnership Firm shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the 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.

PRAJAPATI INFRASTRUCTURE CO.


Partner

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.A.'s Court
7 & 3, Barabati Street
Calcutta - 700 081

31 MAR 2023



- 8. That the Partnership Firm shall take all the pending approvals on time, from the competent authorities.
- 9. That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10. That the Partnership Firm 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.

PRAJAPATI INFRASTRUCTURE CO.

S.S. Saraogi
Partner

Deponents

Verification

I, Mr. Sandeep Kumar Saraogi, son of Shaym Sundar Saraogi, aged 46 years, residing at 41A, Tarachand Dutta Street, Kolkata-700073, solemnly state that 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 31st day of March, 2023.

PRAJAPATI INFRASTRUCTURE CO.

S.S. Saraogi
Partner

Deponents

Verified before me at this 31st day of March, 2023 at Kolkata

IDENTIFIED BY ME
P.G. Shaw
Advocate
P.G. Shaw
Enrolment No. F-692/683
Advocate

Solemnly declared
Declared before me on
Identification of advocate
S.S. Saraogi

P.K. DATTA
Notary

31 MAR 2023

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 001