

भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत



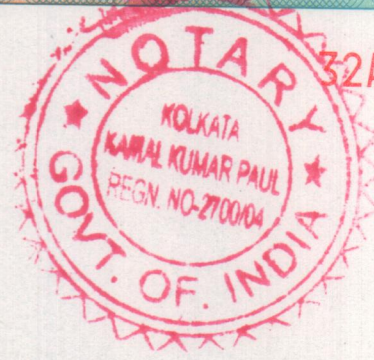
INDIA

Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



32AA 385527

FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sagar Kumar Giria, a designated partner, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 12/06/2023;

I, Sagar Kumar Giria, being one of the designated partner of M/s **Prabha Highrise LLP**, by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Owners have a legal title to the land on which the development of the proposed project is to be carried out AND
2. 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.

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

PRABHA HIGHRISE LLP

Sagar Giria
Designated Partner/Authorised Signatory

26 JUN 2023

58009

No. Name Prabhathi rise LLP

Address 18 Rabindra Sarani

Rs. 10/- Lakhs

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

Date 22 JUN 2023



FORM 'B'

[See rule 3(d)]

Affidavit cum Declaration

ALL have and Declaration of Mr. Sagar Kumar Ghisra, a designated partner, duly authorized by the promoter of the proposed project, vide his/her authorization dated 12/06/2023.
I, Sagar Kumar Ghisra, being one of the designated partner of M/s Prabhathi Rise LLP, by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:
1. The partners have a legal title to the land on which the development of the proposed project is to be carried out AND
2. A legally valid authentication of title of such land along with an authenticated copy of the agreement between the promoter and promoter for development of a real estate project is enclosed herewith.

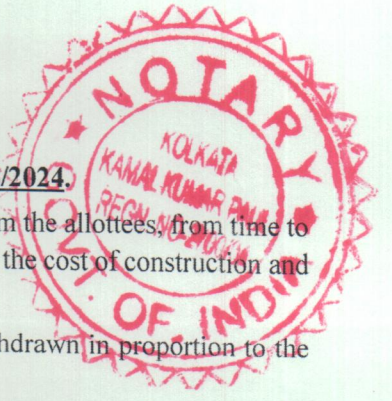
PRABHATHI RISE LLP

KAMAL KUMAR PAUL
NOTARY GOVT OF INDIA
Regd. No. 2700DA
C.M.'s Court
2 & 3-Bankers' Street

22 JUN 2023

Designated Partner/Authorized Signatory

3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by me/promoter is 31/08/2024.
5. 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.
6. 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.
7. 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.
8. 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.
9. That I / promoter shall take all the pending approvals on time, from the competent authorities.
10. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. 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 HIGHRISE LLP

Jagan Puri

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 June, 2023

ATTESTED BY ME

Kamal Kumar Paul

KAMAL KUMAR PAUL
NOTARY Govt. of India
REGD. 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

26 JUN 2023



time shall be deposited in a separate account to be maintained in a scheduled bank to cover the land cost and shall be used only for that purpose.

6. That the amount from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

7. That the amount 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.

8. 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 amount 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.

9. That the promoter shall take all the pending approvals on time from the competent authorities.

10. That the promoter shall have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

11. 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, on any grounds.

PRAJYA ENGINEERS LLP
 Dependent Partner/Authorized Signatory
 [Signature]

Verification

The contents of my above Affidavit and Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 12th Day of June, 2023

ATTESTED BY ME
 [Signature]
 KAMAL KUMAR PAUL
 NOTARY Govt. of India
 REGD. NO. 27001M

28 JUN 2023

KAMAL KUMAR PAUL
 NOTARY GOVT OF INDIA
 Regd No-27001M
 C.M.'s Court
 2 & 3 Banskhal Street
 Kolkata-700011