



गणित बरका परिचम बंगाल WEST BENGAL 81AB 676351

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Sandeep Kumar Shah being representative for the promoter of the proposed project vide its authorization dated 31.01.2023.

I, Sandeep Kumar Shah Son of Santosh Kumar Shah aged 40 years R/o P-281, CIT Road, Scheme-VI(m), Kankurgachi, Kolkata-700054, West Bengal, being representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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

04 JUL 2023

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জেনারেল

P.G. SHAW
Advocate

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Chin's Court
Chin Street, Kolkata-1

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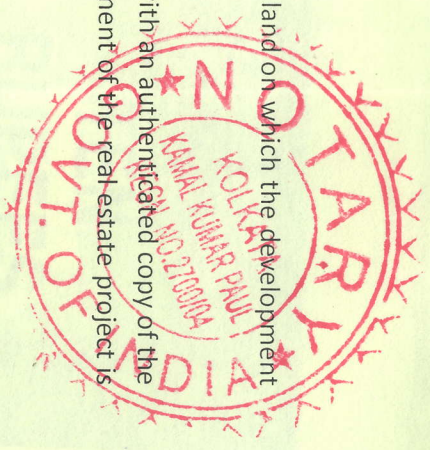
2, Bankshah Street, Kolkata-1

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1. That Mr. Sujit Kumar Sen and other have a legal title to the land on which the development of the project is proposed
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a legally valid authentication of the 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 promoter is (Project Completion Date: 31.12.2025).
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

For Panchmukhi Promoters Private Limited


Director


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 31st day of January, 2023.

For Panchmukhi Promoters Private Limited


Director

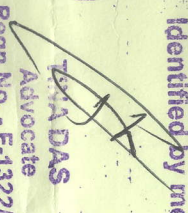
Deponent

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

Solemnly Affirmed & Declared Before
me on Identification of Advocate


KAMAL KUMAR PAUL, NOTARY
Govt. of India. Regn No-2700/04



Identified by me

TINA DAS
Advocate
Regn No. - F-1322/21

04 JUL 2023