



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 846045

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA

FORM 'B'

[See rule 3(4)]

Affidavit - cum - Declaration

Affidavit cum Declaration of Ms. Suneeta Kar, duly authorised by the Promoter of the On-going Project, vide its authorization dated 18.01.2023

I, Suneeta Kar, daughter of Late Valiaveetil Abraham, aged about 47 years, working for gain at 6A Elgin Road, Kolkata – 700 020, West Bengal, duly authorized by the promoter of the ongoing project do hereby solemnly declare, undertake and state as under:

1. That the Landowner has a legal title to the land on which the development of the project The Ramdulari is being 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 the promoter is 31.12.2025.
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

PRIMARC PROJECTS PRIVATE LIMITED

06 MAR 2023

Authorised Signatory

5067

56 SEP 2022

Sl. No.....Date

Sold to.....

of.....

Rupees.....

S. CHAKRABORTY
Advocate, Alipore Judges Court
Kolkata-27


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

Stamp Vendor Court, Kolkata
KOL-27



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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.



PRIMARC PROJECTS PRIVATE LIMITED

[Signature]
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 the 06th day of March, 2023.

PRIMARC PROJECTS PRIVATE LIMITED

[Signature]
Authorised Signatory
Deponent

Solemnly Affirmed & Declared
before me on identification

[Signature]
T. K. Dey, Notary
Alipore Judge's/Police Court, Cal-27
Reg. No. 1537/2000, Govt. of India

Identified by me

[Signature]
Advocate
Nabakumar Mukhopadhyay
Advocate
Alipore Police Court
Enrl. No.-WB/2037/1999

06 MAR 2023

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Land Owner Details

Name - ARUN PROPERTIES LLP

Registered Office - Premises No 24/1/1 Alipore Road, 3rd Floor, Post Office - Alipore, Police Station - Alipore, Kolkata – 700 027.

AS CONSTITUTED ATTORNEY OF
4 LAND OWNERS
PRIMARC PROJECTS PRIVATE LIMITED


Authorised Signatory