

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

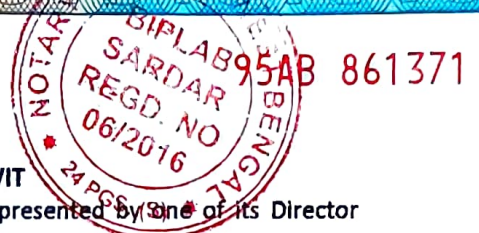
BEFORE THE NOTARY PUBLIC
AT ALIPUR JALPAIGURI POLICE COURT

FORM 'B'

[See rule 3(4)]

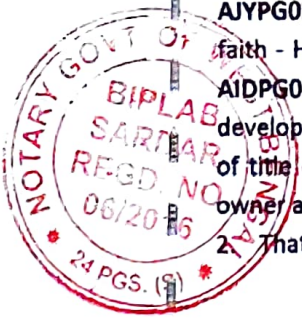
DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of SRI.KALYAN KUMAR PAUL Represented by One of its Director (Authorised Signatory) of M/s. PKS CONCLAVE PRIVATE LIMITED (Developer) of the proposed project named "PASHER BARI"



SRI.KALYAN KUMAR PAUL Authorised Signatory of M/s. PKS CONCLAVE PRIVATE LIMITED (Developer) of the proposed project do hereby solemnly declare, undertake and state as under:

- (1) SMT. SOBITA MUKHERJEE @ SABITA MUKHERJEE (PAN no : BPCPM6134F) (Aadhaar No. 4509 9983 8993) wife of Late Sundari Mohan Mukherjee, by faith - Hindu, by Nationality - Indian, (2) SRI. SWAYAMBHU NATH MUKHERJEE (PAN no : AFAPM4774Q), (Aadhaar No. 6362 1492 2697), son of Late Sundari Mohan Mukherjee, by faith - Hindu, by Nationality - Indian, (3) SRI. KASHI NATH MUKHERJEE (PAN no : AEUPM9295F), (Aadhaar No. 2626 0802 3677) son of Late. Sundari Mohan Mukherjee, by faith - Hindu, by Nationality - Indian, (4) SRI. SUMIT GHOSH (PAN no : AJYPG0250D), (Aadhaar no : 5360 8784 0716) son of Late. Amarendra Nath Ghosh, by faith - Hindu, by Nationality - Indian, and (5) SRI. AMIT KUMAR GHOSH (PAN no : AIDPG0183F), (Aadhaar No. 4968 0765 2919), 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 herewith.
2. That the said land is free from all encumbrances.



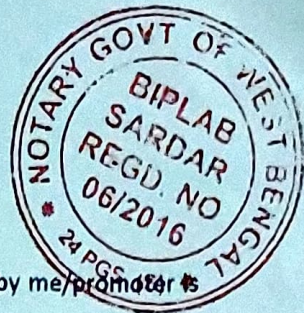
PKS CONCLAVE PVT LTD

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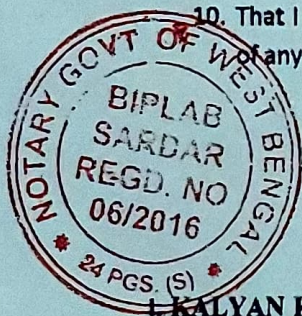
22 MAY 2024


Director:

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3. That the time period within which the project shall be completed by me/promoter 21st March, 2028
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottee, 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 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.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.



PKS CONCLAVE PVT LTD

[Signature]
Director:
Deponent

KALYAN KUMAR PAUL (PAN no : AFSP0696J) (Aadhar no : 2589 6482 5721)
son of Late. Rakhhal Chandra Paul, residing at 92, PurnaMitra Place, Post Office : Tollygung,
Police Station : Charu Market, Kolkata – 700033, do solemnly affirm and confirm that the
contents of my above Affidavit cum Declaration are true and correct and nothing material has
been concealed by me there form.

Verified by me at 22nd Day of May, 2024.

PKS CONCLAVE PVT LTD

[Signature]
Director

Identified by me
Advocate

[Signature]
Advocate

Solemnly Affirmed & Declared
before me on Identification

BIPLAB SARDAR
NOTARY
Regd. No. : 06/2016
Govt of West Bengal

22 MAY 2024

Nabakumar Mukhopadhyay
Advocate

Alipore Police Court
Enri. No-WB/2037/1999