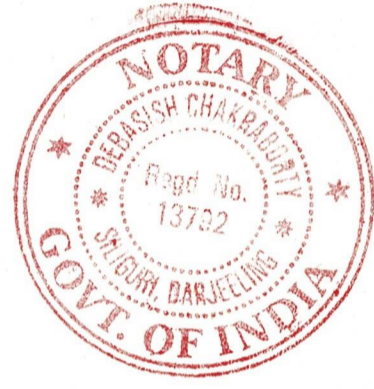
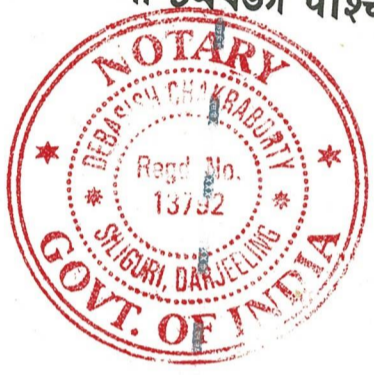




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 154614



PRM REAL ESTATE PVT. LTD.
Director

FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Debasish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

13 APR 2023

NON JUDICIAL STAMP

No. 2304, 21-03-23.
PRM Real Estate (P) Ltd.
[Signature]
[Signature]

[Signature]
Subdanganu Sarani Raju
Govt. Stamp Vendor
L. No 173/R.M.
Tamil Nadu

016301

DTI TYPE STAMPED JASU MRA

1 2 APR 2023

[Faint text, possibly a date or stamp]

Affidavit cum Declaration of PRM Real Estates Private Limited promoter of the proposed project / duly authorized by the promoter of the proposed project "PRM CENTRE POINT" vide its/ his/their authorization dated 13th April, 2023 :

I, Umang Mittal Son of Prem Kumar Agarwal aged 30 years R/o 4th Floor, Jeevandeep Building, 4th Mile, Sevoke Road, Siliguri, P.O. - Salugara & P.S. - Bhaktinagar, in the District of Jalpaiguri promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Swabhumi Developers, Mrs. Lalita Banthia, PRM Real Estate Private Limited & Mrs. Ritu Banthia 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 here with.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 31.10.2025.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

PRM REAL ESTATE PVT. LTD.

Director

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 Siliguri on this 13th day of April 2023.

PRM REAL ESTATE PVT. LTD.

Director

Deponent

AFFIDAVIT

Solemnly Affirmed before me

by Umang Mittal

of Bhaktinagar

Identified by C. Haasengka Sen Notary Govt. of India

This the 13th day of April 2023 Siliguri, Darjeeling

at AM/PM.

Debasish Chakraborty

13 APR 2023

Regd. No. 13792

Identified by me:

Chandran Haasengka

Advocate / Siliguri