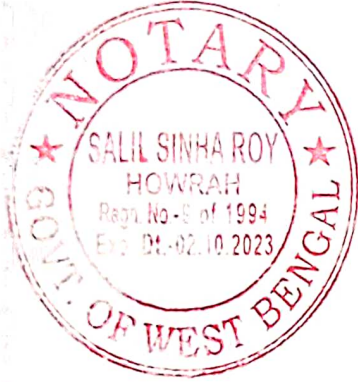


पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AA 981878



FORM 'B'

[See Rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of BANDHAN LAL DAS, S/O LATE BINIT LAL DAS, RESIDING AT SWATI APARTMENTS, FLAT NO-1H, 238, N.S.C. BOSE ROAD, NEAR AGRICULTURE OFFICE, REGENT PARK, KOLKATA-700040, DESIGNATION – DIRECTOR, PABA REALTY INDIA PRIVATE LIMITED, promoter of the proposed project;

I, BANDHAN LAL DAS, S/O LATE BINIT LAL DAS, RESIDING AT SWATI APARTMENTS, FLAT NO-1H, 238, N.S.C. BOSE ROAD, NEAR AGRICULTURE OFFICE, REGENT PARK, KOLKATA-700040, DESIGNATION – DIRECTOR, PABA REALTY INDIA PRIVATE LIMITED, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, MR. DEBABRATA MUKHERJEE, MR. SUBRATA MUKHERJEE, MR. ANIMESH MUKHERJEE AND MR. ALOKE MUKHERJEE have 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 of the real estate project along with Development Agreement and Power of Attorney 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 me/promoter is 31/10/2025.

14 MAR 2023

PABA REALTY INDIA PVT LTD
(Signature)
 (DIRECTOR)

4. That seventy percent of the amount 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
11. That I/Promoter shall abide the provision in section 17 with clause (n) of section 2 relating to common area.

Verification

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

Verified by me at Howrah on this 14th Day of March 2023.

On Identification by the Ld. Lawyer
LTI/SIGNATURE ATTESTED

14-3-23
SALIL SINHA ROY
NOTARY, HOWRAH
Regd. No. 9/94
Govt. of W.B

14 MAR 2023

PABA REALTY INDIA PVT LT

Deponent
Bu W Jol
(DIRECTOR)

IDENTIFIED BY ME &
SIGNED/L.T.I TAKEN IN MY PRESENCE

Kalipada Dhali

Advocate

Kalipada Dhali (Army Rtd)
Advocate, M.A., LL.B
Registration No.- WB/069/2007
Judges' Court, Howrah