

भारतीय गैर न्यायिक

बीस रुपये

रु.20



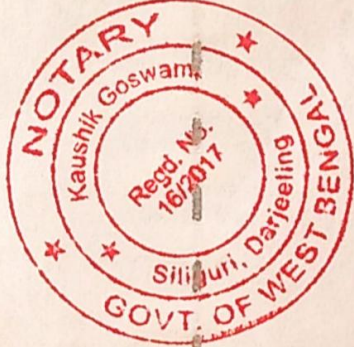
Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

19AA 445189



FORM 'A'

[See Rule 3(2)]

PRIME DEVELOPERS
Partner

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Prateek Agarwal, partner of M/S Prime Developers, duly authorized by the promoters of the proposed project, vided their authorization dated 01.07.2020.

I, Prateek Agarwal, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

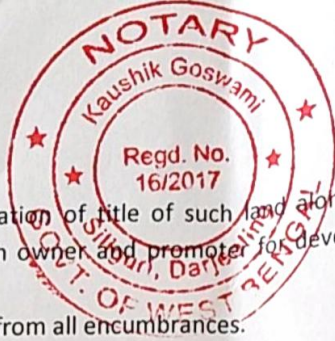
1. Prime Developers have/has a legal title to the land on which the development of the proposed project is to be carried out


22 JUL 2020
Kaushik Goswami
Notary Govt of West Bengal
Siliguri Darjeeling

NON JUDICIAL STAMP

Sl: No. 50 Dated 2/7/2020
Name Prime Deleppers
of sy
Value Rs. 90 (Rupees)


BIKRAM PAUL
GOVT. STAMP VENDOR
SILIGURI COURT
LNO - 171/RM OF 2015



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 30.09.2021.
4. That seventy percent 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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

PRIME DEVELOPERS

[Signature]

Partner
Deponent

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 Siliguri on this the 22nd Day of July 2020

PRIME DEVELOPERS

[Signature]

Partner
Deponent

AFFIDAVIT
Solemnly Affirmed before Me
By... *[Signature]*
of... *[Signature]*
Identified by *[Signature]*
This the 22nd day of July 2020
At... *[Signature]*

[Signature]

22 JUL 2020
Kaushik Goswami
Notary Govt of West Bengal
Siliguri Darjeeling

Identified by me
Amitabh Bhattacharya
Adv, SLA
22/07/2020