

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



FORM-A  
[see rule 3(2)]

**AFFIDAVIT CUM DECLARATION**

**Affidavit cum Declaration of Mrs. Suneeta Kar duly authorized by the promoter of the proposed project vide its/his/their authorization dated 06.11.2020:**

I, Suneeta Kar Daughter of Late Abraham Valiaveetil aged 45 working at 6A, Elgin Road, Kolkata- 700020, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed  
Or  
Arun Properties LLP 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 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.  
or
3. That the time period within which the project shall be completed by me/  
promoter is 01.04.2025 (Project Completion Date).

16 APR 2021

P. K. Datta  
Notary  
Regn. No. 1101/98  
C.M.M.'s Court  
2 & 3, Bankshall Street  
Calcutta - 700001



4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 have / 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.

PRIMARC PROJECTS PVT. LTD.

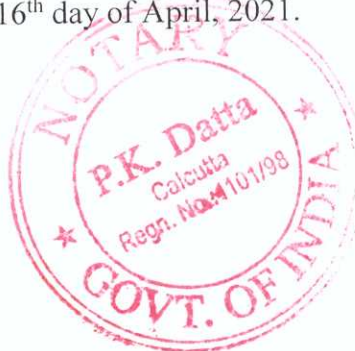
  
Authorised Signatory

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 16<sup>th</sup> day of April, 2021.



PRIMARC PROJECTS PVT. LTD.

  
Authorised Signatory

Deponent

*Solemnly Affirmed &  
Declared before me  
Identification by advocate*

  
P. K. DATTA  
Notary

P. K. Datta  
Notary  
Regn. No. 1101/98  
C.M.M.'s Court  
2 & 3, Bankshali Street  
Calcutta - 700001

16 APR 2021