

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES



INDIA NON



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

24AA 366403

FORM—A

(See rule 3(2) of West Bengal Housing Industry Regulation Rules. 2018)

BEFORE THE LD. NOTARY PUBLIC, BARRACKPORE

AFFIDAVIT CUM DECLARATIONS

1. Affidavit cum Declaration of M/S. PRARTHANA RETAIL PROJECT PVT. LTD. (PAN NO. AAICP 2485K) (hereinafter referred to as "The Proprietorship business", represented by it's proprietor SAPNA SINGH daughter of Balaram Singh having its office address at 13, S.N. Banerjee Road, Barrackpore, Kolkata – 700 120, Dist : North 24 Parganas, West-Bengal, of the on-going project named " SAPNA APARTMENT ", situated

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M 's. Court
Kolkata- 700 001

Sapna Singh

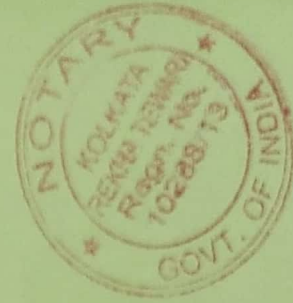
30 JUL 2020

808

No. Date
 Name..... *Chank Dastide*
 Address.....
 P.S.....
 Dist.....
 Name of Fr.
 Name of Vender :- **RANA SUR**
 Date of Purchase.....
 Total Amount.....
 Signature of Vendor

22 OCT 2019

02/11/19



at Mouza – Chanak (04), J.L.no. 4, comprised in R.S/ L.R.. Khation no. 4374, R.S/ L.R. Dag no. 213, Holding no. 5(3), Ward no. 21, lying and situated at 5(3) , Port Blair lane, P.O – Barrackpore, P.S Titagarh, District: North 24 Parganas, West-Bengal, India, within the local ambit of Barrackpore Municipality, represented by its Proprietor **SAPNA SINGH (Pan no. DLGPS 2617H)** daughter of Balaram singh, aged about 36 years, residing at Ichapur, Nawabganj, Pin-743144, of the on-going project do hereby solemnly declare, undertake and state as under :-

2. That the firm has a legal title the land on which the declaration of the on-going project is carried out by virtue of a Development Agreement being no. dated 15/03/2019

AND

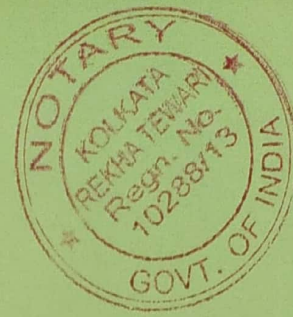
All legally valid authentication of title of such land along with an authenticated copy of the Agreement between such owners and the proprietor for development of the real estate project are enclosed herewith.

3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by the proprietorship firm within the date of December, 2024.
5. That seventy per cent of the amounts realized by the Proprietorship firm for the real estate project from the allottees (per pro forma agreement for sale) from time to time shall be deposited in a separate account to be maintained in a schedule Bank to cover the cost of construction and the land cost and shall be used only for that purpose.
6. That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion of the percentage of completion of the project.

REKHA TEWARI
NOTARY
Regn. No.- 10238/13
C.M.M 's. Court
Kolkata- 700 001

Sapna Singh

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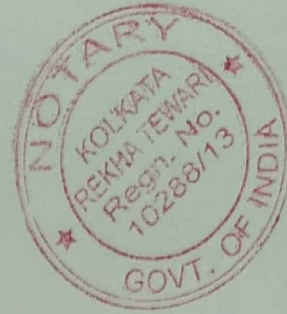
7. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
8. That the proprietorship firm shall get the accounts audited within six months after the end of every financial year by 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.
9. That the proprietor shall take all the pending approvals on time from the competent authorities.
10. That the proprietor has furnished such other documents as have been prescribed by the rules and regulations made under the act.
11. That the proprietor shall not discriminate against any allotted or allottees at the time of allotment of any apartment plot or building as the case may be on any grounds.

For M/S. PRARTHAMA RETAIL PROJECT PVT. LTD.

✓ Sapna Singh
DEPONENT.

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M 's. Court
Kolkata- 700 001

30 JUL 2020



Verification

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

Verified by me at Kolkata on the 30th day of July 2020.

Sapna Singh
DEPONENT.

Solemnly affirmed before me on this 30th day of July 2020.

ATTESTED BY ME
RK
REKHA TEWARI
NOTARY
Regn. No.-10288/13
CMM'S Court
Kolkata- 700 001

Identified by me :
REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M 's. Court
Kolkata- 700 001
Advocate

30 JUL 2020