



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

23AB 480985

FORM 'A'
[See rule 3(2)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. Rakesh Kumar Bengani promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated... 06/08/2018;

I, Rakesh Kumar Bengani promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

163174

23 JUN 2018

No.....Rs.....Date.....

Name:- ARJUN GOPE, Advocate

Address:- Alipur Police Court, Kel-27

Vendor:-.....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 001

ARJUN GOPE

WEST BENGAL

ALIPUR POLICE COURT

DECLARATION OF THE ADVOCATE

Attorney's Declaration

I am Declaration of Mr. Arjun Gope, Advocate, Alipur Police Court, Kolkata, West Bengal, India, who is duly authorized by the promoter of the project, to file this declaration in support of the project, and to certify that the project is a genuine project and not a speculative project.

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

OR

6 Landowners as per list
.....have/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 herewith.

2. That the said land is free from all encumbrances.

OR

Loan from Kotak Mahindra Investments Ltd
That details of encumbrances..... including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is.... 28/2/2021

4. That seventy per cent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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.

7. That I / promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

Primarc Shrachi Projects LLP
R Bengani
Authorized 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 25th day of Aug/2018

Primarc Shrachi Projects LLP
R Bengani
Authorized Signatory
Deponent

Project – Aangan

Name of Land Owners

1. Dilip Kumar Roy
2. Tarun Kumar Roy
3. Primarc Projects Pvt Ltd
4. PGE Buildcon Pvt Ltd
5. Calcutta Becon Engineering Co LLP
6. GNB Logistics LLP

Primarc Shrachi Projects LLP
P. Bengani
Authorised Signatory