



WEST BENGAL



48AB 202457

FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Ayan Ali duly authorized by the promoter of the proposed project vide its/his/their authorization dated 06.11.2020:

I, Ayan Ali Son of Shahid Ali aged 27 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
10 Land Owners as per list annexed 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 31.03.2025 (Project Completion Date).

01 FEB 2021

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
M.M.'s Court
Kolkata - 700001

249979

-2 DEC 2013

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

Name :- ARJUN GOPE, Advocate

Address :- Alipur Police Court, Kol-27

Vendor :-

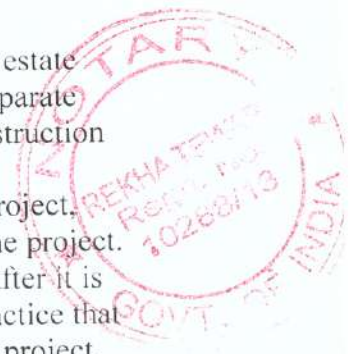
I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani

Kolkata-700 001



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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



PRINARC PROJECTS PVT. LTD.

[Signature]
Authorised Signator

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 1st day of February, 2021.

PRINARC PROJECTS PVT. LTD.

[Signature]
Authorised Signator

Deponent



Identified by me
[Signature]
Advocate
Sampa Paul
C.M.M. Court Kolkata

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

1 FEB 2021

ATTESTED SIGNATURE ONLY
BEFORE ME ON IDENTIFICATION

[Signature]
REKHA TEWARI
NOTARY