



पश्चिम बंगाल WEST BENGAL

08AB 424603

FORM 'A'

[See Rule 3(2)]

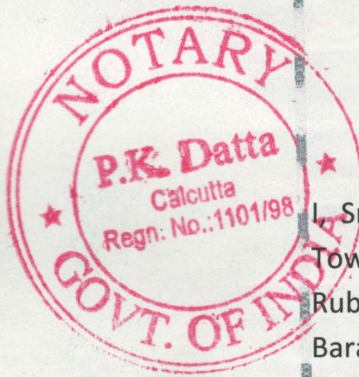
Affidavit cum Declaration

I, Sri Harsh Agarwal, Son of Late Shiv Kumar Agarwal, resident of Regent Towers, 3B, Ritchee Road Kolkata – 700019, being the Director of Panihati Rubber Limited, promoter of the proposed project at Holding No. 44/3, Barasat Road, Ward No. 23, Barrackpore, R.S. Dag No. 1725, 1735, 1736, 1737, Khatian No. 15/1, 567 in Mouza- Chandanpukur, J.L. No. 2, P.S. Titagarh, District – North 24-Parganas, Pin – 700120 under Barrackpore Municipality, do hereby solemnly declare, undertake and state as under:

1. That Ms. Madhrika Bajoria and Mr. Abhyuday Bajoria have a legal title to the land on which the development of the proposed project is to be carried out,

AND

The Title Deeds of such land of the real estate project along with Registered Development Agreement-cum-Power of Attorney dated 30.11.2020 is enclosed herewith.



P. K. Datta
Notary
Regn. No. 1101/98

For PANIHATI RUBBER LTD.

✓ Harsh Agarwal

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 September, 2025.
4. That seventy percent of the amount realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the Promoter shall take all the pending approvals on time, from the competent authorities.
9. That the Promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment/Flat, plot or building, as the case may be, on any grounds.

For PANIHATI RUBBER LTD.

✓ Harsh Agarwal



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 Kolkata on this ^{20th} day of January, 2021.

For PANIHATI RUBBER LIMITED
For PANIHATI RUBBER LTD.

✓ Harsh Agarwal

Director

(Harsh Agarwal)

Director

Deponent

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

Solemnly Affirmed &
Declared before me on
Identification of advocate

P. K. DATTA
Notary

Identified by me

[Signature]
Advocate

25 JAN 2021

