



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

23AB 176264



**FORM 'A'**  
**BEFORE THE NOTARY AT -SEALDAH**  
**Affidavit-cum-Declaration**

Affidavit-cum-Declaration of Mr. SUBHENDU DEY, one of the partners of PINNACLE PRIME PROJECTS, Promoter of the proposed project;

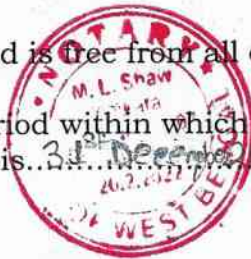
I, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. The Promoter has a legal title to the land on which the development of the proposed project is to be carried out

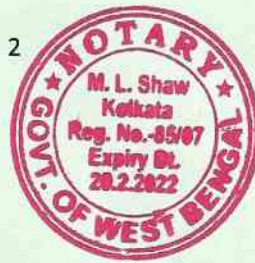
AND

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.
3. That the time period within which the project shall be completed by me/promoter is 31 December 2019



12 OCT 2018



4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That we/promoter shall take all the pending approvals on time, from the competent authorities.
8. That we/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we/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.

For PINNACLE PRIME PROJECTS  
SUBHENDU DEY

Subhendu Dey *Revised*  
..... Partner  
Deponent

Identified by me.

Ipsita Mukherjee

Advocate.

PD

12 OCT 2018



**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 12<sup>th</sup> day of October 2018.

For PINNACLE PRIME PROJECTS

SUBHENU DEY  
Subhendu by *Bevil*  
Partner

Deponent

Identified by me.

Ipsita Mukherjee.

Advocate.

12 OCT 2018

Solemnly Affirmed &  
Declared Before Me  
on Identification

*M. L. Shaw*

M. L. SHAW  
NOTARY  
REGN. No:- 85/07  
GOVT. OF W. B

12 OCT 2018