

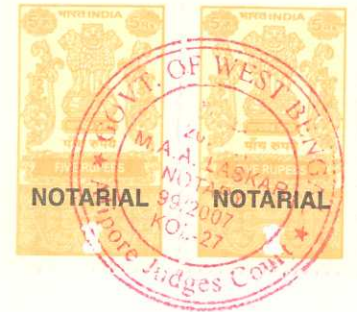
S/L. No. 47 Date
06 OCT 2018



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

23AB 460123

BEFORE THE NOTARY
ALIPORE JUDGES' COURT
KOLKATA-27



FORM-A
[see rule 3(2)]

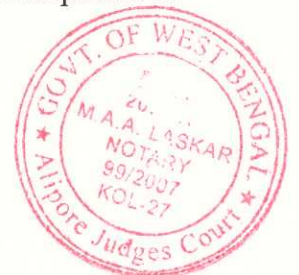
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Rakesh Kumar Bengani promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 14.08.2018:

I, Rakesh Kumar Bengani Son of Sri Jaskaran Bengani aged 43yrs R/o 700, Jessore Road, Kolkata-700028 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. *4 Landowners as per list of Mr. J. K. L.*
... 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.

06 OCT 2018



154931

20 JUN 2018

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

Name:- K. P. MAJUMDAR

Address:- Advocate, High Court, Cal.

Vendor:-.....

I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarni

Kolkata-700 001

2. That the said land is free from all encumbrances as on 5.10.2018
3. That the time period within which the project shall be completed by promoter is 15.12.2024 (Project Completion Date).
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.

PS PRIMARC PROJECTS LLP

R Bengani

Authorised 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 5th day of October, 2018.

PS PRIMARC PROJECTS LLP

R Bengani

Authorised Signatory
Deponent

Identified by me

S Karim
Advocate

Solemnly declare and affirmed
before me on identification under
the Notaries Act.

M.A. Laskar
Md. Abed Ali Laskar
Notary, Govt. of W.B. 99/2007
Regd. No.-99/2007
Alipur-Sub. Dev



06 OCT 2018

List of Landowners

1. Kaushalya Township Pvt Ltd
2. Orion Abasaan Pvt Ltd
3. Magnum Infracon Pvt Ltd
4. Kaushalya Nirman Pvt Ltd

PS PRIMARC PROJECTS LLP
R. BENGALI
Authorised Signatory



06 OCT 2018

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF PARTNERS OF PS PRIMARC PROJECTS LLP HELD AT ITS REGISTERED OFFICE AT 6A, ELGIN ROAD, 2ND FLOOR, BHOWANIPORE, KOLKATA - 700 020 ON TUESDAY, 14TH AUGUST, 2018 AT 12:00 NOON

“RESOLVED THAT in light of **The Housing Industry Regulatory Authority (HIRA)** established under Section - 20 of West Bengal Housing Industry Regulatory Act’ 2017 which has been published in the Official Gazette dated 17th October 2017 and came into effect on 1st June 2018, necessary registration of project dealt by the LLP or in which the LLP is landlord be made.”

“RESOLVED FURTHER THAT Mr. Anand Agarwal son of Mr. Jagdish Prasad Agarwal or Mrs. Suneeta Kar daughter of Mr. Abraham Valiaveetil or Mr. Rakesh Kumar Bengani son of Mr. Jaskaran Bengani are appointed as Authorized Signatories of the LLP who are authorized **severally** to sign, apply for registration, and to represent the LLP in above mentioned matters before the respective appropriate authority(ies) and to do all ancillary, incidental, consequential acts, deeds and things as may be required or necessary, for and on behalf of the LLP.”

“RESOLVED FURHTER THAT a certified copy of this resolution signed by any of the designated partners of the LLP be provided to anyone concerned or interested in the matter.”

Specimen Signature of the above noted Authorized Signatories

<u>Name</u>	<u>Signature</u>
Mr. Anand Agarwal	
Mrs. Suneeta Kar	
Mr. Rakesh Kumar Bengani	

Certified to be true copy
For, PS Primarc Projects LLP

Sidharth Pansari
Designated Partner
DIN: 00551242

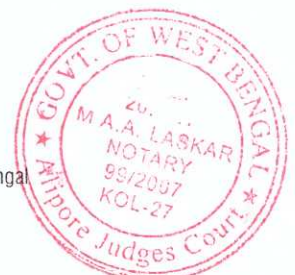
Certified to be true copy
For, PS Primarc Projects LLP

Ravi Kumar Dugar
Designated Partner
DIN: 01549253



PS Primarc Projects LLP LLPIN: AAD-4907

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