

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



FORM 'A'

[See rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED

BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum declaration of Mr. Tuhin Banerjee promoter of the proposed project authorized by the promoter of the proposed project, vide its authorization dated 20th January 2021

I, Mr. Tuhin Banerjee duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under.

1. That Lemon Constructions Pvt. Ltd has a legal title to the land on which development of the project is to be carried out

AND

A legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter of development of the real estate project is enclosed herewith.

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700104
G.M.M's Court
2 & 3 Bankshall Street
Kolkata-700001

19 APR 2021

PANSARI DEVELOPERS LIMITED

Tuhin Banerjee
Authorised Signatory

No. 7932
Name: Pansari Developers Ltd.
Address: 14 N.S. Rd.
Rs. 100/-

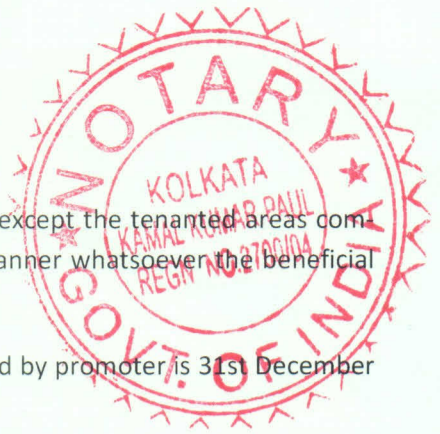
179 APR 2021

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

[Handwritten Signature]

100/-

Energy Purchase Agreement (Corporate Office)	
Metering Point No. : 0246018401	Month : MAR Year : 2021
Capacity : 8 MW Feeder Name : 401 Substation Name : 110/33 KV Bambarwadi	Date of Comm : 22-MAR-2008 H.O. NOC NO : Energy Purchase Agreement - Short Term H.O. NOC Period : 01-DEC-2020 to 30-NOV-2021
To: Paceman Sales Promotion Pvt. Ltd., Subj :- Feederwise Monthly Creditnote in tie 110/33 KV Bambarwadi Feeder no 1 having (0.800X1) WTGs for the Mo Mar - 21.	



2. There are no encumbrances upon the Said Land or the Project except the tenanted areas comprising four shops which, however, are not infringing, in any manner whatsoever the beneficial use and enjoyment of the Project.
3. That the time period within which the project shall be completed by promoter is 31st December 2022
4. That seventy percent 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 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 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 account duly certified and signed by such chartered accountant and it shall be verified during the audit that the amount 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 promoter shall take all the pending approval on time, from the competent authorities .
8. That promoter has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
9. 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.

Kamal Kumar Paul

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-----on this-----day of-----

Identified by me
[Signature]

[Signature]
KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/02
G.M.M's Court
2 & 3 Bankshall Street
Kolkata-700001

Solemnly Affirmed & Declared Before
me on identification of Ld. Advocates

[Signature]
KAMAL KUMAR PAUL, NOTARY
Govt. of India, Regn No 2700/02

19.04.21

19 APR 2021