

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 918168



PRM DEVELOPERS
[Signature]
Partner

FORM-A
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

9 9 MAR 2021

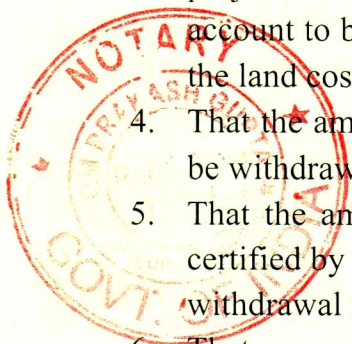
Omprakash
OM PRAKASH GUPTA
Notary Govt. Of India
Siliguri, Darjeeling
Regd. No.- 13778

Affidavit cum Declaration of PRM Developers promoter of the proposed project / duly authorized by the promoter of the proposed project "CAPITAL ONE" vide its/ his/their authorization dated 9th March, 2021:

I, Utsav Mittal Son of Prem Kumar Agarwal aged 31 years R/o 4th Floor, Jeevandeep Building, 4th Mile, Sevoke Road, Siliguri, P.O. - Salugara & P.S. - Bhaktinagar, in the District of Jalpaiguri promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

That Sri Naresh Agarwal, Smt. Anshu Agarwal, Prm Real Estate Private Limited & Sri Vijay Kumar Shah have a legal title to the land on which the development of the project is proposed project is to be carried out.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/ promoter is 1st March, 2024.
3. That seventy per cent of the amounts 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.
6. 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.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter has furnished such other documents as have been specified by the rules and regulations 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.



AFFIDAVIT

Solemnly Affirmed before me
By Utsav Mittal
Of Siliguri
Identified by C. Mausingsha Bora
This the 9th day of March 2021

Verification

PRM DEVELOPERS

Utsav Mittal
Partner
Deponent

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 Siliguri on this 9th March day of 2021.

Om Prakash Gupta
OM PRAKASH GUPTA
Notary Govt. Of India
Siliguri, Darjeeling
Regd. No. 13778

09 MAR 2021

Identified by me:

PRM DEVELOPERS

Utsav Mittal
Partner
Deponent

Chandan Mausingsha
Advocate / Siliguri