

SL. NO. 7



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

12AC 063388

FORM 'B'
[See rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Sri Rajarshi Roy, (PAN: BXWPR6818K) son of Sri Prabir Roy age about 35 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 2 No. Chandighar Main Road, 5th Lane, P.O. Madhyamgram Bazar, P.S. Madhyamgram, District North 24 Parganas, Kolkata - 700130, Director of the promoter (**PENTONIC REALTY PVT. LTD.**) of the proposed project "**BALAJI PENTONIC HIGHRISE (1)**" situated at Holding No. 238, Biresh Pally (South), Ward No. 23 under Madhyamgram Municipality, P.O.- Madhyamgram, P.S.- Madhyamgram, Dist. North 24 Parganas, Kolkata- 700129 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 05/08/2025;

I, Rajarshi Roy, Director of the (promoter) **PENTONIC REALTY PVT. LTD.** having (PAN: AALCP9195P) & registered office at Premises No. 63/4, Chandigarh Main Road, Ward No. 19 under Madhyamgram Municipality P.O. Madhyamgram Bazar, P.S. Madhyamgram, District North 24 Parganas, Kolkata - 700130 of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

PENTONIC REALTY PVT. LTD.

Director

05 AUG 2025

1. (a) **MOHIT CHAKRABORTY** (PAN- BBUPC6812L), son of Late Sushil Chakraborty, (b) **RATAN CHAKRABORTY** (PAN- BCAPC8349D), son of Late Ajit Kumar Chakraborty, both are by faith Hindu, by nationality Indian, by occupation Business, both are residing at Dakshin Bireshpally, P.O. & P.S.- Madhyamgram, District North 24 Parganas, Kolkata- 700129, 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 us/promoter is 31/03/2028.

4. That seventy percent of the amounts realised by us/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 schedule 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, we / 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.

8. That, we / promoter shall take all the pending approvals on time from the competent authorities.

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



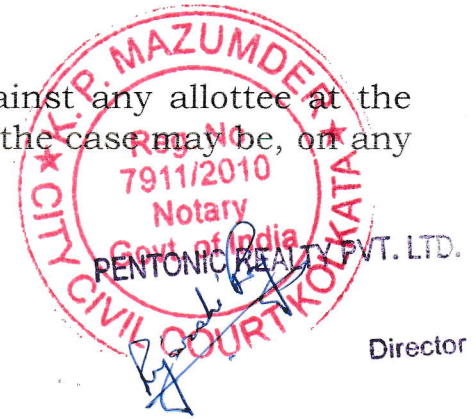
05 AUG 2025

PENTONIC REALTY PVT. LTD.

[Signature]

Director

10. 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.



Director

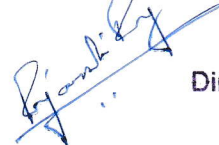
Deponent

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 August, 2025

PENTONIC REALTY PVT. LTD.


Director

Deponent



Solemnly Affirmed & Declared
Before me on Identification


K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

05 AUG 2025

IDENTIFIED BY ME


ADVOCATE