

Serial No. A/

52

2024

भारतीय नैर न्यायिक

दस
रुपये
रु.10

TEN
RUPEES
Rs.10

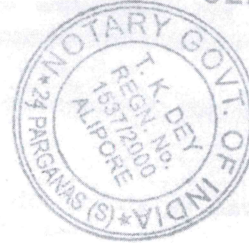
INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

02AC 513250

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT



FORM B

(See rule 3(4))

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 **PENTARCH DESIGNS PRIVATE LIMITED** Developer of
the proposed project **RAJ VATIKA**;

I, Vinay Puri s/o Late Vinod Puri, Director of **PENTARCH DESIGNS PRIVATE LIMITED**
do hereby solemnly declare, undertake and state as under:

1. Ramala Banerjee & Samit Kumar Banerjee have a legal title to the land on which
the development of the proposed project is to be carried out

AND

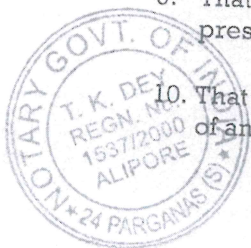
a legally valid authentication of title of such land along with an authenticated copy
of the agreement between such owner and promoter for development of the real
estate project is enclosed herewith.



27 DEC 2024



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 31/03/2028
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I/promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/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.



Pentarch Designs Pvt. Ltd.

[Signature]
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 27th day of December 2024.

Pentarch Designs Pvt. Ltd.

Solemnly Affirmed & Declared
before me on identification

T. K. Dey, Notary
Alipore Judges'/Police Court, Cal-27
Reg. No. 1537/2000, Govt. of India

27 DEC 2024

DILIP DAS

B.Com., LLB
Advocate
Alipore Police Court
Kolkata-700 027
W.B -525 / 1979

Identified by me

[Signature]
Advocate

27 DEC 2024