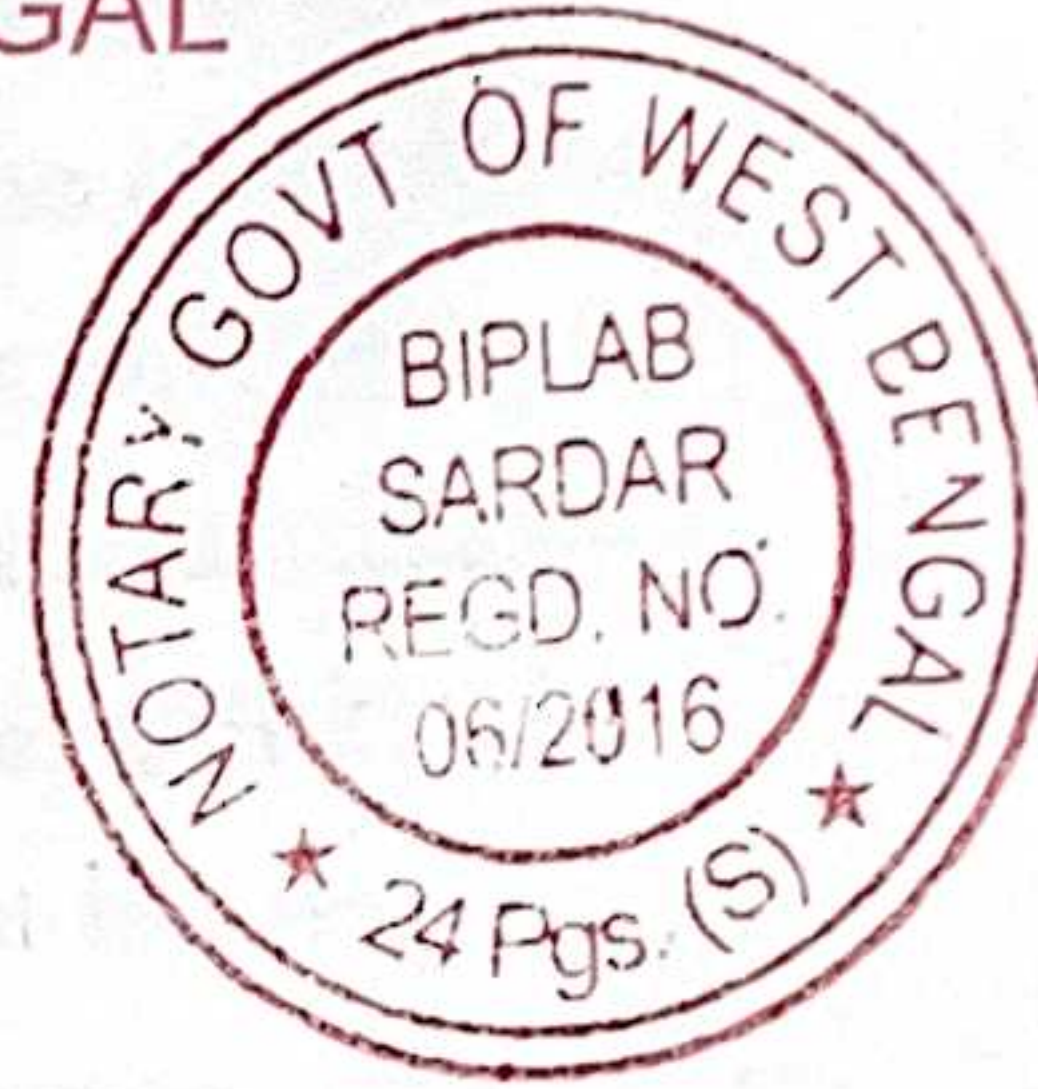


Sl. No. 118 Date 05 NOV 2024



পশ্চিমবঙ্গ। पश्चिम बंगाल WEST BENGAL

99AB 195904



FORM- B

(See Rule 3(4))

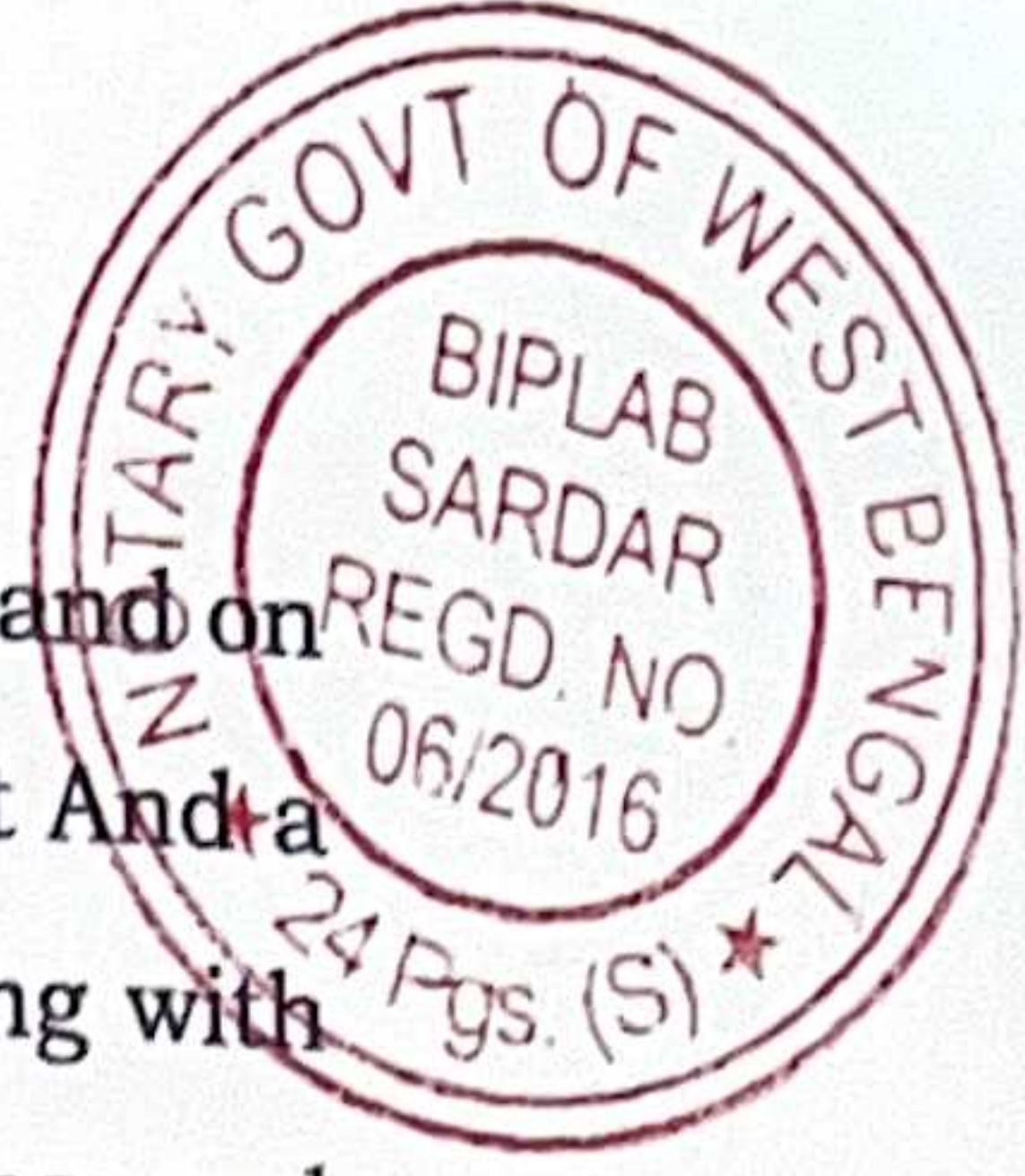
Affidavits cum declaration of Pankaj kumar chowdhury representative for the promoter of the proposed project "PRATIMA COTTAGE"

I, **PANKAJ KUMAR CHOWDHURY**, son of Sravan kumar Chowdhury residing at 219/d Picnic Garden Road Kolkata-700039 ,duly representative for the promoter of the proposed project do hereby solemnly declare ,undertake state as under:

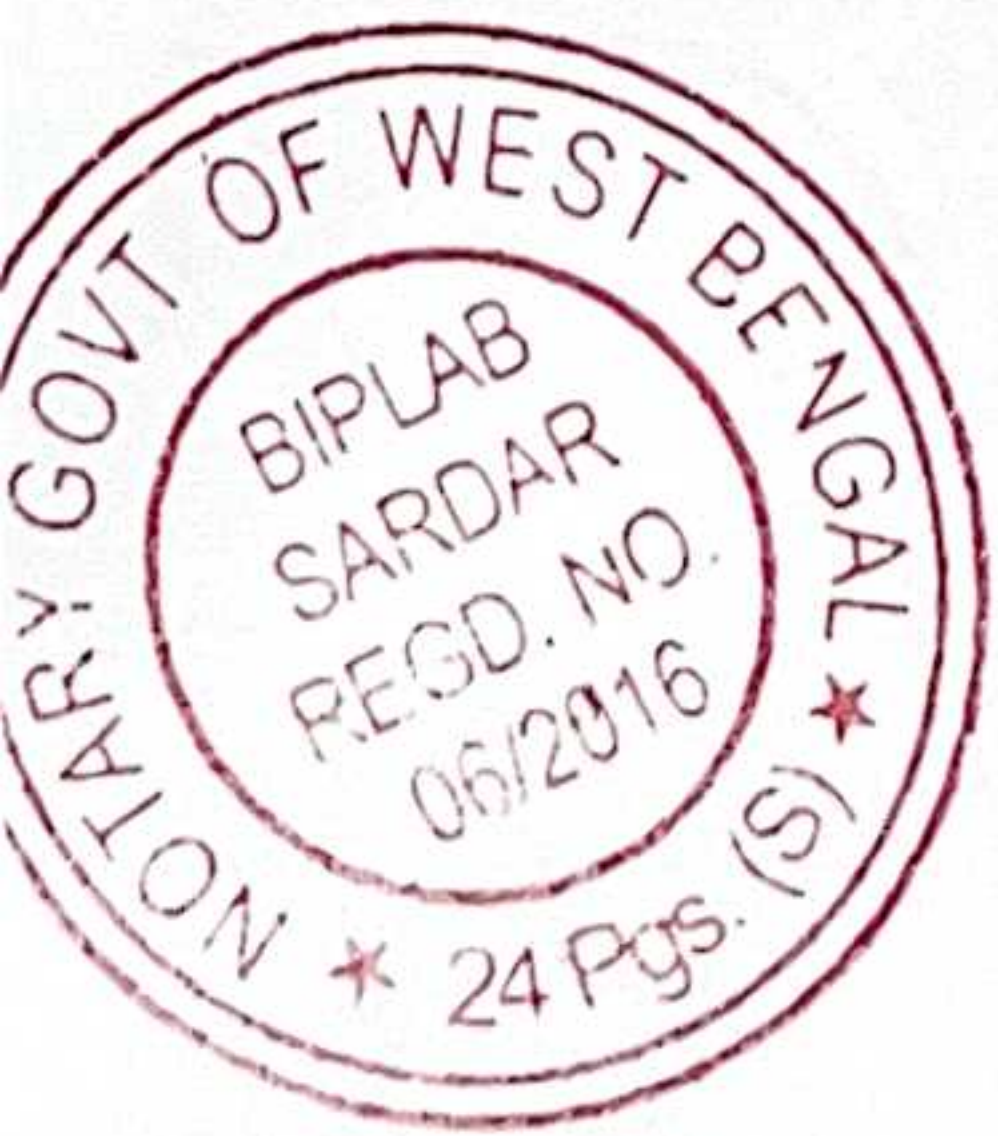


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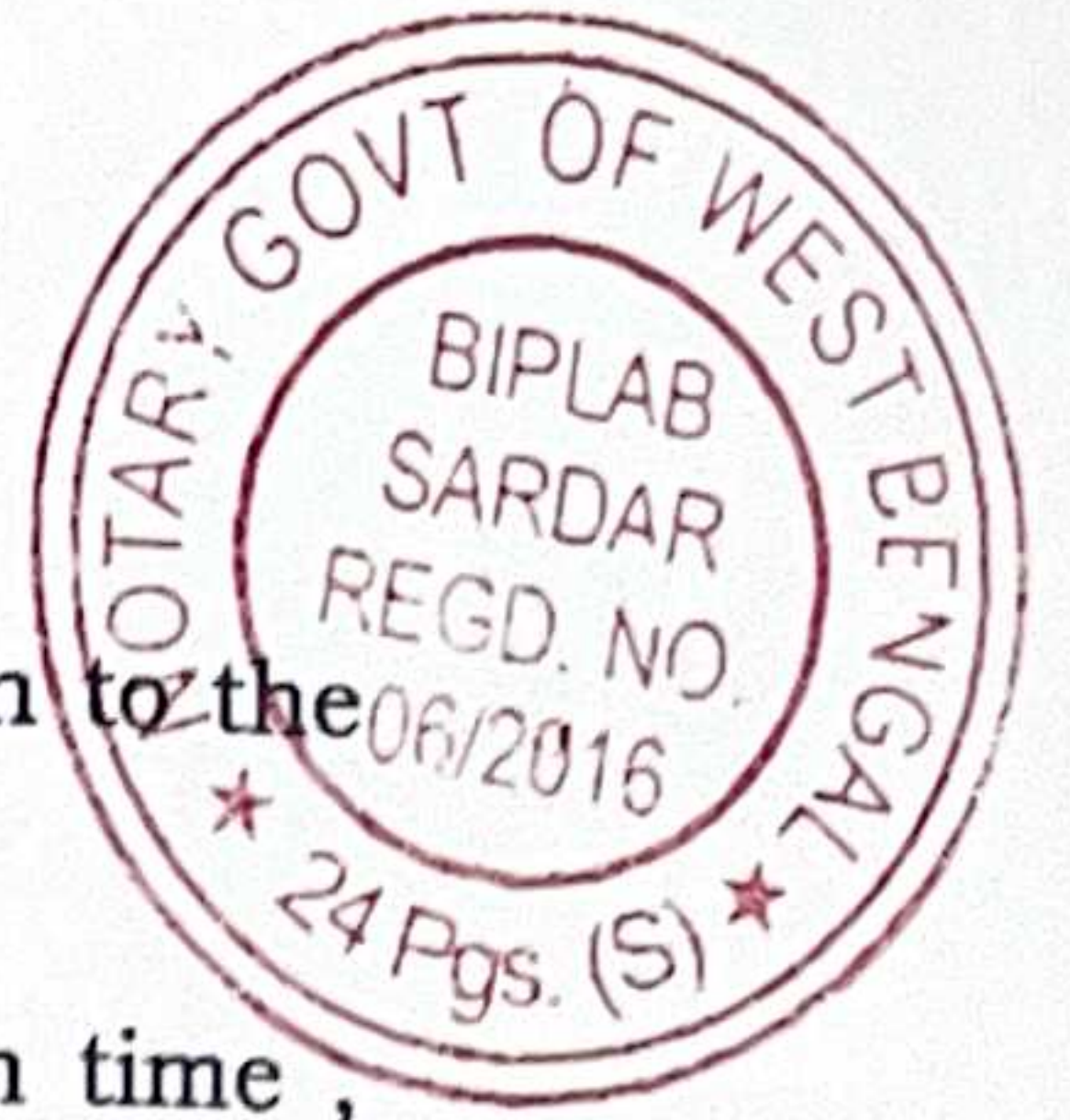
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1. That Rabi Nath Sahoo and others has a legal title to the land on which the development of the project is to be carried out And a legally valid authentication of the title of such land along with an development copy of the agreement between such owner and promter for development of the real estate project is enclosed herewith.
2. That said land is free from all encumbrances .
3. That the time period within which the project shall be completed by promoter is 31/03/2026.
4. That seventy per cent of the amounts realized by the promoter for the real estate project from the allotees , 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 That the amounts from the separate account to cover the cost of the project , shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn account shall be withdrawn only after it is certified by an engineer ,an architect and chartered accountant in practice that the withdrawals is in proportion to the percentage of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 utilized for the project and the



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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 has furnished such others documents as have been specified by the rules and regulation 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.

M/S PRATIMA BUILDERS

Pankaj Kumar Chowdhury
Proprietor

DEPONENT

VERIFICATION

The contents of my above affidavit cum declaration are true and correct nothing material has been concealed by me therefrom.
Verified by me at^{5th}.....on this November day of....2024....

Identified by me.

[Signature]
Advocate.

Solemnly Affirmed & Declared
before me on Identification

[Signature]
BIPLAB SARDAR,
NOTARY
Regd. No 06/2016
Govt. Of W. Bengal



05 NOV 2024