

09 MAY 2026

भारतीय गैर न्यायिक

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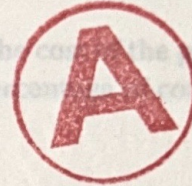


TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL 16AC 312056



NOTARY PUBLIC, MALDA

FORM B

[See Rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of P.R. CONSTRUCTION promoter of the proposed project
"CROWN TOWN" vide its authorization dated 12/03/2026.

I, RANJIT MUSADDI, S/O Late Parmeshwar Musaddi, aged about 52 years, residing at
Manaskamana Pally, P.S.: - English Bazar, P.O. & District: Malda, W.B.- 732101, duly

Md. Mozibur Rahman
Notary Public, Govt. of India
Area Dist. Malda
Regd.-3210

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authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That 1) SMT. ANIMA SAHA, 2) SRI JOYSURYA SAHA 3) JAYATI SAHA ROY CHOUDHURY 4) SRI JAYABRATA SAHA 5) KABITA GHOSH SAHA 6) SHANTA DAS SAHA 7) SNIGDHA KUNDU 8) SUSHANTA SAHA 9) RANJIT MUSADDI 10) PRASENJIT SAHA 11) SUKUMAR MAHANTA, 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 i.e. **P.R. Construction**, for development of the real estate is enclosed here with.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoter is 31st March, 2031 .

4. That seventy percent of the amounts realized 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 shall be used only for that purpose.

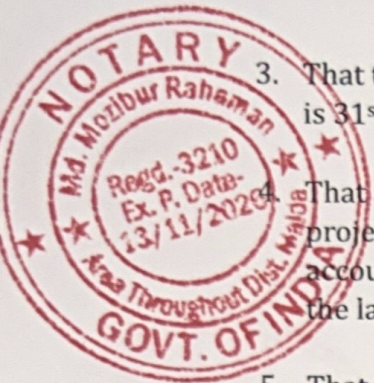
5. That the amounts from the separate account, to cover the cost of the project shall be withdrawn by the promoter in proportion to the percentage of completion of the project.

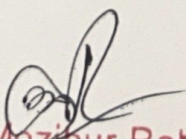
6. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawn is in proportion to percentage of completion of the project.

7. That the 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 the promoter shall take all the pending approvals on time, from the competent authorities.

9. That the promoter has furnished such other documents as have been prescribed by the Act and Rules and regulations made thereunder.




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10. That the promoter should not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Date: 24/03/2026

Place: Malda

P. R. CONSTRUCTION

Ramsekh

Partner

Deponent



[Signature]

[Signature]
Md. Mozibur Rahman
Notary Public, Govt. of India
Area Dist. Malda
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