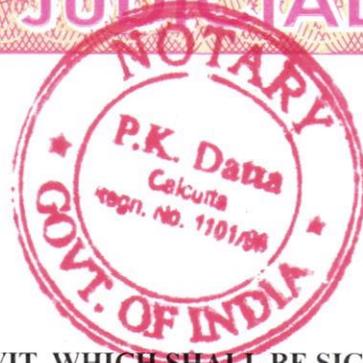


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 157431



FORM-'B'
[Seerule3(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 Mr. MAHESH AGARWAL duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 13/02/2023.

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

1. THAT M/S UTSAV VINIMAY PVT LTD AND 11 OTHERS COMPANY have/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 1 and along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith JV attach.

2. That details of encumbrance's document attached including details of any rights, title, interest or name of any party in or over such land, along with detail.

3. That the time period with in which the project shall be completed by Promoter 31/12/2026 with six month grace period.

P. K. Datta
Notary
Regn. No.: 1101/96
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 011

01 MAR 2023

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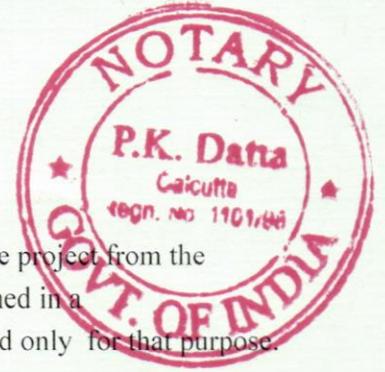
25 FEB 2023

No. _____ Rs. _____ Date _____
 Name..... PANJAM DEVELOPERS PVT
 Address..... 14, N S R
 Vendor..... 1191

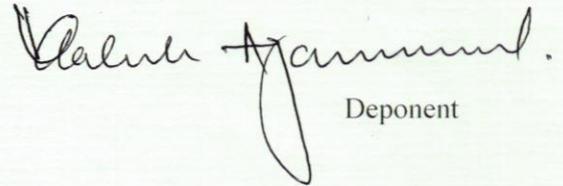
I. CHAKRABORTY
 6B, Dr. Rajendra Prasad Sarani
 Kolkata - 700 001 Sarani



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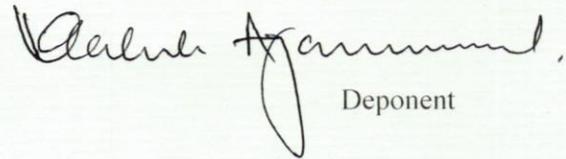


4. That, seventy per cent of the amounts realized by me/Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
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 utilized 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 rule 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.

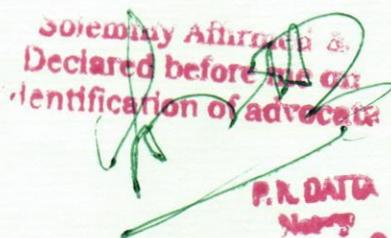

Deponent

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.
Verified on this.....day of.....


Deponent




Solemnly Affirmed &
Declared before me on
identification of advocate
P. K. DATTA
Notary

P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 001

01 MAR 2023