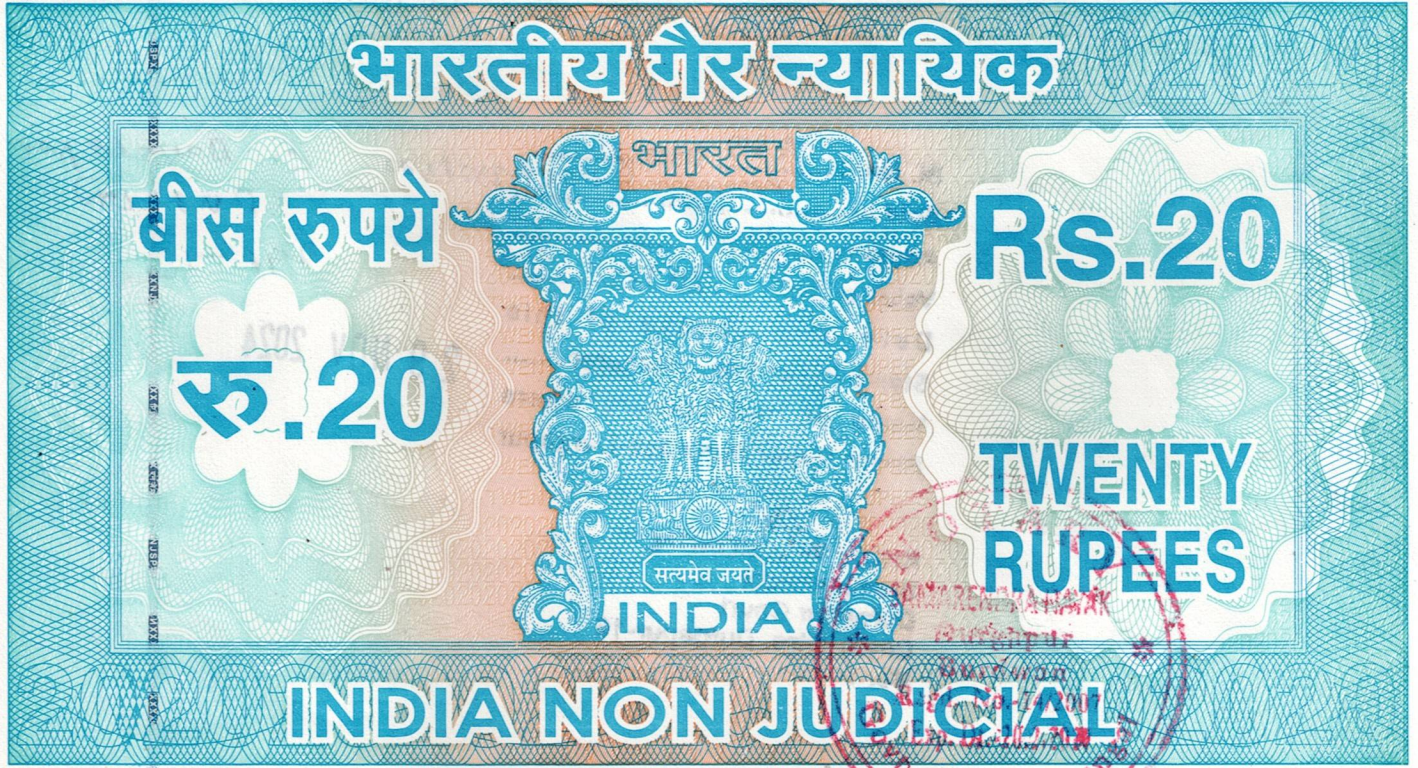




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

34AA 767178

AFFIDAVIT-CUM-DECLARATION

We,

- Narendra Nath Ghosh;
- Nabendu Ghosh;

directors of Prince Constructions and Developers Private Limited, promoter of proposed project "NARENDRA NIKETAN" lying and situated at Mouza-Bhiringi [J.L.No.-119(New) [68 (Old)], bearing RS Plot No.-1987, LR Plot No.-4283, under LR Khatian No.-13343, situated within Sub-Divisional and Sub-Registry Office at Durgapur, Police Station-Durgapur, within Ward No.-20 of Durgapur Municipal Corporation (DMC), being DMC Holding No.-235/N/1 and Assessment No.-3309403043901, at the Street of Aurobinda Pally being premised at Aurobindo Pally, Bhiringi, Durgapur-13, do hereby solemnly declare, undertake and state as under:

- 1) That **Sri Nabendu Ghosh**, son of Sri Narendra Nath Ghosh, has 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 authenticated copy of the agreement between such owner and us, the promoter, for 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, the promoter, is 13/05/2027.



02 DEC 2024

30 NOV 2024

Sl. No. 7439 Date.....
Sold to Prince Constructors G. Developer
Address..... Put Ltd
Value of Rs. 20.15 29-13
Date of Purchase of this
Stamp Paper from Treasurer.....
Name of the Treasury where
Stamp Paper Purchase-Durgapur

29 NOV 2024

KHUMBA NIKETAN
State: Jharkhand
Durgapur Court
City Centre, Durgapur-16
No. 1

AFFIDAVIT-CUM-DECLARATION

1) I, Narendra Nath Ghosh, son of Shri Narendra Nath Ghosh, residing at Mouza-Bhiringi (J.L.No.-119(New) [88 (Old)], bearing RS Plot No.-1987, LR Plot No.-4283, under LR Khata No.-13343, situated within Sub-Divisional and Sub-Registry Office at Durgapur, Police Station-Durgapur, within Ward No.-20 of Durgapur Municipal Corporation (DMC), being DMC Holding No.-325/W/1 and Assessment No.-3309403043901, at the Street of Aurbindo Pally, Bhiringi, Durgapur-13, do hereby solemnly declare, undertake and state as under:

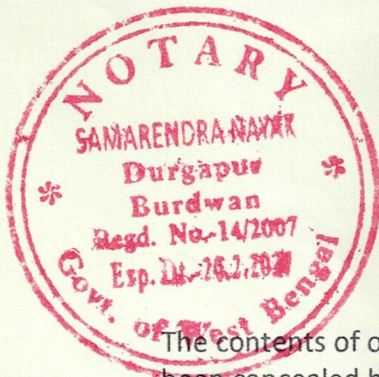
2) That Shri Narendra Ghosh, son of Shri Narendra Nath Ghosh, has legal title to the land on which the development of the proposed project is to be carried out

AND

3) That the said land is free from all encumbrances.
4) That the time period within which the project shall be completed by us, the promoter, for the real estate project is enclosed herewith.
5) That the said land is free from all encumbrances.
6) That the time period within which the project shall be completed by us, the promoter, is 13/05/2027.

02 DEC 2024

- 4) That seventy percent of the amounts realised by us, 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 schedule bank to cover the cost of construction and the cost of land shall be used only for that purpose.
- 5) That the amounts from the separate account, to cover 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, 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- 8) That we, the promoter, shall take all the pending approvals on time from the competent authorities.
- 9) That we, the promoter, have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10) That we, the promoter, have furnished such other documents as have been prescribed by the rules and regulations made under this Act.
- 11) That we, the promoter, shall not discriminate against any allottee at the time of allotment of any apartment on any ground.



Narendra Nath Ghosh
Narendra Nath Ghosh

Nabendu Ghosh
Nabendu Ghosh

VERIFICATION

The contents of our above Affidavit-cum-Declaration are true and correct and nothing has been concealed by us therefrom.

Verified by us at Durgapur on this^{2nd}..... day of December, 2024

Narendra Nath Ghosh
Narendra Nath Ghosh

Nabendu Ghosh
Nabendu Ghosh

Identified by me

A. K. Maji

Advocate, Durgapur Court
Enrolment No.- WB-945/2008

Solemnly affirmed & declared
before me on identification

Samarendra Nayak
Samarendra Nayak, Notary
Durgapur, Burdwan, W.B.
Regd. No 1472007

(FORM-B_ Declaration_ Narendra Niketan) Page 2 of 2

02 DEC 2024