

Regd. No. 14/1002/15/01/19

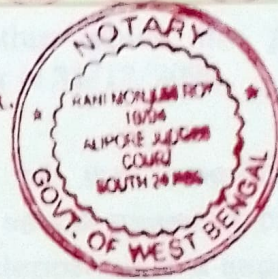


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 403508



Before the Notary
Alipore Judges Court,
Calcutta-27



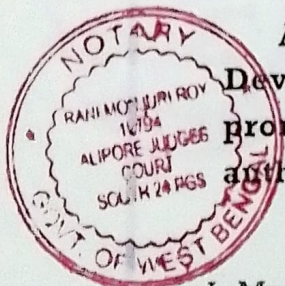
FORM 'B'

[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 Mr. Anup Kumar Purkait,
Developer of the proposed project / duly authorized by the
promoter of the proposed project, vide its/his/their
authorization date 16/06/2023;



I Mr. Anup Kumar Purkait, Son of Late Sri Banikuntha Purkait
residing at Sardar Para, Daulatpur, P.O.- Pailanhat, P.S.- Bishnupur,
Kolkata- 700104, duly authorized by the promoter of the proposed
project do hereby solemnly declare, undertake and state as under.

P. A. DEVELOPERS PVT. LTD.

Anup K. Purkait
Director,

18 JAN 2024

RAHIM MOJUMDAR
NOTARY
Room No.- 17 POND STREET
Alipore Judges Court
Kolkata-700 027
Regd. No.-10/94

9. That I / promoter have / has furnished such other documents

1. (1) SRI ANUP KUMAR PURKAIT 2) SRISHYAMAL DAS are residing at Sanmaster Chak, P.O. Pailanhat, P.S. Bishnupur, Kolkata-700104, herein called as Land owner has a legal title to the land on which the ,development of the project is proposed 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

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 31/12/2026.
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, fromtime 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is proportion to the percentage of completion of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

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.

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

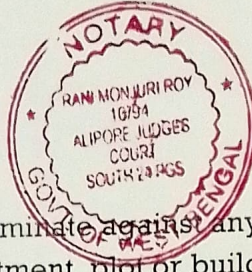
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

RANI MONJURI BOY
NOTARY
Room No.-17 (POND SIDE)
Alipore Judges Court,
Kolkata-700 027
Regd. No.-10/94

18 JAN 2024

P. A. DEVELOPERS PVT. LTD.

Anup K. Purkait
Director.



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.

P. A. DEVELOPERS PVT. LTD.

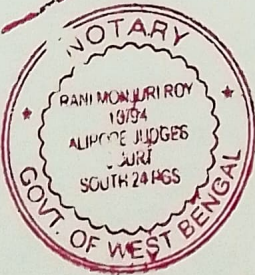
Director.

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 18th day of Decr 2024.



P. A. DEVELOPERS PVT. LTD.

Amul for Pankaj

Director.

Deponent

Identified by me

Debasish Chowdhury
Debasish Chowdhury

Advocate

Alipore Judges Court, Kol-27
WB-7029 1037

Solemnly affirmed and declared before me on identification of advocate at Alipur Judges Court, Calcutta under Notaries Act 1952 at.....

RAm 18.1.24
RANI MONJURI ROY
Notary, Govt. of West Bengal
Regd. No.-10/94

RANI MONJURI ROY
NOTARY
Room No.-17 (POND SIDE)
Alipore Judges Court,
Kolkata-700 027
Regd. No.-10/94

18 JAN 2024