

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

15AC 669610



FORM-B  
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Anup Santra duly authorized by the promoter of the proposed project Primarc Aahana vide its authorization dated 22<sup>nd</sup> December 2025.

I, Anup Santra S/o Late Anil Kumar Santra aged 39 years working for gain at Primarc Square, 7th Floor, LA-I, Sector III, Salt Lake, Bidhannagar Sai Complex, Bidhannagar, North 24 Parganas Kolkata 700 098 duly authorized by the promoter of the proposed project Primarc Aahana, do hereby solemnly declare, undertake and state as under:

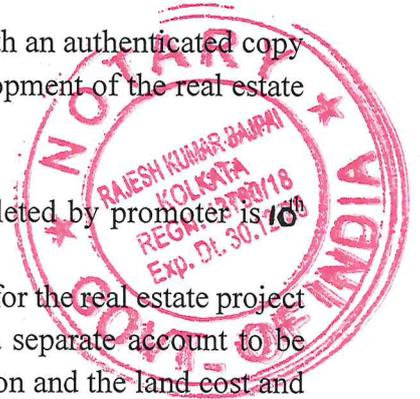
1. That Poddar Udyog Limited, Axiom Enclave LLP, Disha Enclave LLP, Evernew Highrise LLP, Liberal Developers LLP, Platinum Infracon LLP, Premium Promoters LLP, Presidency Niwas LLP and Suhana Piazza LLP has a legal title to the land on which the development of the project is to be carried out  
And

03 FEB 2026

RAJESH KUMAR BAJPAI  
NOTARY GOVT. OF INDIA  
REGN. NO. - 13780/18  
CJM COURT CALCUTTA  
203 Banskahli Street

a legally valid authentication of the 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 promoter is 16<sup>th</sup> February, 2031.
4. That seventy per cent 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations 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.



PRIMARC PROJECTS PRIVATE LIMITED  
*Amit Sankar*  
Deponent  
Authorised Signatory

#### 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 3rd day of February 2026

PRIMARC PROJECTS PRIVATE LIMITED  
*Amit Sankar*  
Deponent  
Authorised Signatory

Solemnly Affirm & Declared Before  
me on Identification of Ld. Advocate

RAJESH KUMAR BAJPAI  
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Kolkata-700001

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Kolkata-700 001

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*Tina Das*  
TINA DAS  
Advocate  
Regn No. - F-1322/21