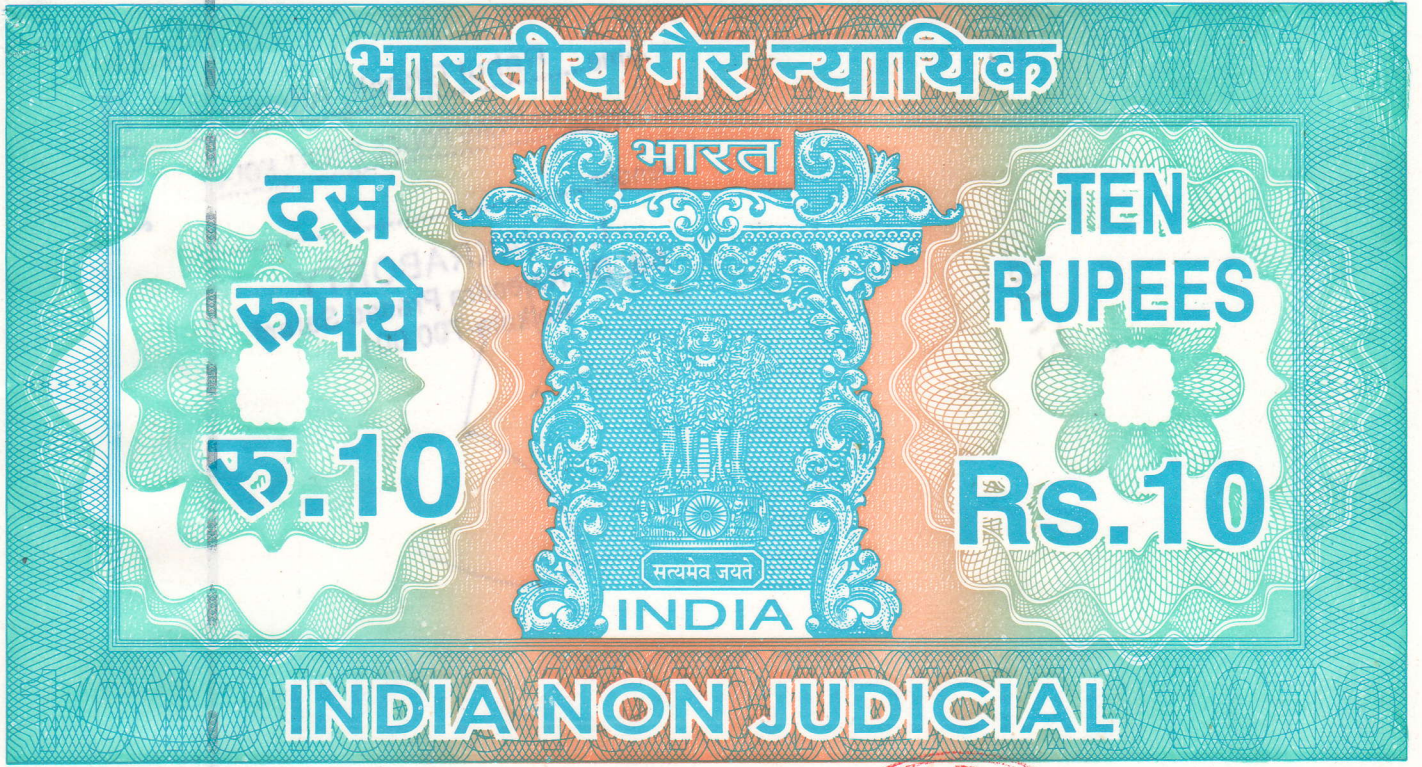


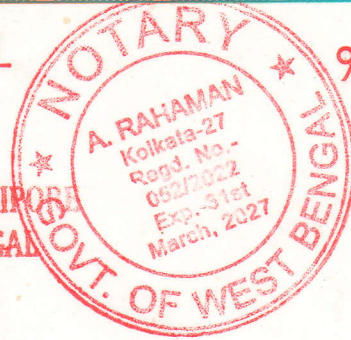
SL. NO..... 2/46/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

97AB 965696

BEFORE THE NOTARY PUBLIC, ALIPUR
GOVERNMENT OF WEST BENGAL



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 **PENTARCH DESIGNS PRIVATE LIMITED** Developer
of the proposed project **RAJ VAIKUNTH**;

I, Vinay Puri s/o Late Vinod Puri, Director of **PENTARCH DESIGNS PRIVATE LIMITED** do hereby solemnly declare, undertake and state as under:

1. Kailash Kumar Ahuja & 6 Others 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 for development of the real estate project is enclosed herewith.

11 6 NOV 2024

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 30.11.2027
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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 rules 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.

Pentarch Designs Pvt. Ltd.

[Signature]

Deponent

Director

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 16 day of NOV 2024

16 NOV 2024

Pentarch Designs Pvt. Ltd.

[Signature]

Director

Deponent

Solemnly affirmed and declared
before me on identification

[Signature]
ANISUR RAHAMAN
NOTARY
South 24 Pgs.
Regd. No.-052/2022
Alipore Court
Govt. of West Bengal

Identified by me

[Signature]

Advocate

RAJIV BHATTACHARYYA
ADVOCATE
F-1493/1321 of 2004
WB / 221 / 2005
CALCUTTA HIGH COURT

16 NOV 2024

16 NOV 2024