



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

27AB 593677

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Sri Radheshyam Pancharia son of Sri Bhanwar Lal Pancharia, aged about 50 years, and working for gain at 1002, E M Bypass Front Block, Kolkata - 700105, duly authorized by the P S Srijan Real Venture LLP (herein after referred to as a Promoter) promoter of the proposed project, vide authorization dated 30/08/2018.

I, Sri Radhe Shyam Pancharia, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

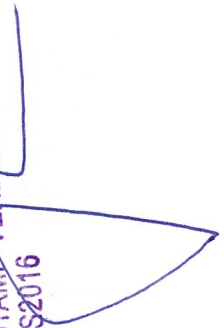
48171

11 AUG 2018

**B. C. LAHIRI**  
Advocate  
MADRAS JUDICIAL OFFICE  
KOLKATA-71

TO.....  
SOLD TO.....  
OF.....

RS.....  
JAYDEEP CHATTERJEE  
16, INDIA EXCHANGE PLACE, KOL-1  
LICENSED STAMP VENDOR  
NO. 351RS2016



1. That Owner (1) ANUGRAHA REAL ESTATE PVT. LTD.,
- (2) K.C. MANUFACTURERS (INDIA) PVT. LTD., (3) LORD REAL ESTATE PVT. LTD., (4) P.K.C & ASSOCIATES LLP, (5) P.S. ADVERTISING & MKT. PVT. LTD.,(6) P.S. BUILDCON PVT. LTD., (7) P.S. CONSTRUCTIONS, (8) PS GROUP REALTY PVT. LTD., (9) P.S. NIRMAN PVT. LTD., (10) P.S. ENCLAVE PVT. LTD., (11) P.S.INNS PVT.LTD., (12) P.S. NIVAS & PROMOTING PVT. LTD., (14) SPANDAN ENCALVE PVT. LTD., (15) SUMIT QUALITY MARBLES PVT. LTD., (13) RAINBOW ENCLAVE PVT. LTD., (16) SANTOSH KUMAR DUGAR, (17) SURENDRA KUMAR DUGAR, (18) MADHU DUGAR, (19) GAURAV DUGAR, (20) SAURAV DUGAR, (21) RESHMI DEVI DUGAR, (22) PRADIP KUMAR CHOPRA, (23) LAKSHMI CHOPRA, (24) RAVI KUMAR DUGAR, (25) PRATITI CHOPRA, (26) JEWRAJKA PLASTICS PVT. LTD., (27) GYANESHWAR PROJECTS PVT LTD., (28) GYANESHWAR ENCLAVE PVT LTD., (29) TEERATHDEO DEALER PVT LTD., (30) PRAVACHAN VINCOM PVT LTD., (31) TOPSTAR CONCLAVE PVT LTD.,(32) TOPSTAR NIRMAN PVT. LTD., (33) KAMRUP MARKETING PRIVATE LIMITED, (34) ELITE CONSUMER GOODS PRIVATE LIMITED., (35) TANVI RESIDENCY LLP, (36) KAMRUP COMMERCIAL PRIVATE LIMITED, (37) EXPRESS CONSUMER GOODS PRIVATE LIMITED, (38) SRIJAN REALTY PRIVATE LIMITED, (39) NORTH EAST CONSUMER GOODS PRIVATE LIMITED, (40) SHIVAM RETAILERS PRIVATE LIMITED, (41) SHIVAM

CONSUMER GOODS PRIVATE LIMITED, (42) SATYALAXMI  
VINTRADE PRIVATE LIMITED, (43) SALASAR CONSUMER  
GOODS PRIVATE LIMITED, (44) BALGOPAL REALDEV  
PRIVATE LIMITED, (45) ELITE COMMODITIES PRIVATE  
LIMITED, (46) MURLIDHAR TRADING PRIVATE LIMITED,  
(47) SUVRIDHI NIKETAN PRIVATE LIMITED, (48) NORTH  
EAST RETAILERS PRIVATE LIMITED, (49) BALAJI  
RETAILERS PRIVATE LIMITED, (50) EXPRESS  
COMMODITIES PRIVATE LIMITED, (51) KAMRUP  
DISTRIBUTORS PRIVATE LIMITED, (52) SUVRIDHI NIWAS  
PRIVATE LIMITED, (53) SUVRIDHI COMMERCE PRIVATE  
LIMITED, (54) ELECT CONSTRUCTION PRIVATE LIMITED,  
(55) ADINATH INFRACON PRIVATE LIMITED, (56)  
BADRINATH INFRABUILD PRIVATE LIMITED, (57) RAM  
NARESH AGARWAL (58) SHYAM SUNDER AGARWAL (59)  
PAWAN KUMAR AGARWAL, (60) KIRAN AGARWAL, (61)  
ANITA AGARWAL, (62) MANISHA AGARWAL, (63) DINESH  
KUMAR AGARWAL, (64) NEHA AGARWAL (NEE BHARUKA),  
(65) ABHISHEK BHARUKA, has a legal title to the land on  
which the development of the proposed project namely  
"Panache" 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 promoters 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 31/01/2019.
4. That seventy per cent of the amount realised by 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 amount 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 amount 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 the Promoter shall get the accounts audited within six month 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 approval on time, from the competent authorities.

9. That Promoter has furnished such other documents as have been prescribed 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.

*Rajeev Singh Pancharia*  
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 30<sup>th</sup> day of August, 2018

*Rajeev Singh Pancharia*  
Deponent