



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

27AA 062599

178  
10 8 FEB 2021

BEFORE THE NOTARY AT BARRACKPORE  
DIST.-NORTH 24 PARGANAS

### FORM 'A'

[See rule 3(2) of West Bengal Housing Industry Regulation Rules, 2018]

### AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. **Pioneer Associates** (herein after referred to as 'the Partnership Firm') Promoter of the on-going project named "**MALLIKA RESIDENCY**" lying & situated at Mouza – Rahara, J.L. No. 03, Re.Su. No. 61, Touzi No. 184-190, comprised and contained in R.S. Khatian No. 218 corresponding to R.S. Dag No. 603/1580 & L.R. Dag No. 1542 under corresponding L.R. Khatian No. 5101 & 5102, Municipality holding No. 268/153/2 within the local ambit of Khardah Municipality under the Ward No. 11, New Colony Road, Paschimpara, Post Office – Rahara, Police Station – Rahara (Previously Khardah), ADSRO – Sodepur (formerly Barrackpore), North 24 Parganas, Pin-700118, West Bengal, INDIA.

**Pioneer Associates** (represented by its one of the Partners, Mr. Gopal Das), Promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

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PIONEER ASSOCIATES

Gopal Das  
Partner

0 8 FEB 2021

SSP

05 FEB 2021

No. .... Date .....

Name: Pioneer <sup>20</sup> ASSOCIATION

Address: Kunal

P.S. ....

Dist. ....

Name of Treasury :- Barrackpore

Name of Vendor :- RANA SUR

Date of Invoice .....

Total Amount .....

Signature of Vendor .....

27 JAN 2021

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(2)

1. That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a joint development Agreement with (1) Sri Bhaskar Ghosh, (2) Sri Subhankar Ghosh and PIONEER ASSOCIATES, a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932) having the Registration No. L 79154 dated. 10.09.2014.

AND

All legally valid authentications of title of such land along with an authenticated copy of the agreement between such owners and the Partnership Firm for development of the real estate project are 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 the Partnership Firm within the date of 30.09.2021.

4. That seventy percent of the amounts realized by the Partnership Firm for the real estate project from the Allottees (as per proforma agreement for sale), 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 the Partnership firm 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 particulars project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That the Partnership Firm shall take all the pending approvals on time, from the competent authorities.

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

10. That the Partnership Firm shall not discriminate against any Allottee or Allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

PIONEER ASSOCIATES

Contd.....P/3



 Partner

08 FEB 2021

I, **Gopal Das**, Son of Late Narayan Chandra Das, by Religion – Hindu, by Occupation – Business, residing at: KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist North 24 Parganas, Kolkata-700115, PAN No. AGAPD0725H, solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

PIONEER ASSOCIATES

 Partner


GOPAL DAS  
PARTNER

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 \_\_\_\_\_ day of \_\_\_\_\_ 2021

PIONEER ASSOCIATES

 Partner

GOPAL DAS  
PARTNER

Solemnly affirmed before me on this \_\_\_\_\_ day of \_\_\_\_\_ 2021 at Kolkata.

SOLEMNLY AFFIRMED  
AND  
DECLARED BEFORE ME  
ON.....  
08 FEB 2021  
R. R. DAS  
NOTARY  
Regd. No.-09/02  
DATE OF RENEWAL 11/8/22

Identified by me  
Sudipon Biswas  
Advocate

08 FEB 2021