



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
BEFORE THE NOTARY  
GOVT OF WEST BENGAL



**FORM "A"**  
**AS PER RULE - III (2)**  
**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mr. Shree Vardhan Poddar son of Mr. Subir Poddar, aged about 36 years, and working for gain at 36C/1, Chowringhee Road, P.S. - Shakespear Sarani, Kolkata - 700071, duly authorized by the SUBIR UDYOG LIMITED. (herein after referred to as a Promoter) promoter of the proposed project, vide authorization dated 10/12/2020.

I, Mr. Shree Vardhan Poddar, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:



20 APR 2021

**SUBIR UDYOG LIMITED**  
*Shree Vardhan Poddar*  
Director/Authorised Signatory

SL. No. .... DATE.....  
NAME.....  
ADD.....  
AMT.....

20 JAN 2021

PS. GROUP REALTY (P) LTD.  
1002, EM BY PASS  
KOL-700105



**MOUSUMI GHOSH**  
**LICENSED STAMP VENDOR**  
**KOLKATA REGISTRATION OFFICE**

PS. GROUP REALTY (P) LTD.

Director, Registration

That the Owners/Promoter **M/s. Subir Udyog Limited**, having its office at 36C/1, Chowringhee Road, Kolkata - 700071 has a legal title to the land on which the development of the proposed project namely "**Emperador**" 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.

1. That the said Land is free from all encumbrances.
2. That the time period within which the project shall be completed by Promoter is 14/01/2025.
3. 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.
4. That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

**SUBIR UDYOG LIMITED**

*Subir Udyog Limited*  
Director/Authorised Signatory

20 APR 2021



6. 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.

7. That Promoter shall take all the pending approval on time, from the competent authorities.

8. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. 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.

**SUBIR UDYOG LIMITED**  
*Shree Varad Sar*  
 Director/Authorised Signatory  
 Deponent  
*Identified by me  
 Suprajit De  
 Advocate*

**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 20<sup>th</sup> day of April, 2021.



Signature (S) Attested  
 On Identification  
*[Signature]*  
 BIPLAB SARDAR, NOTARY  
 Regd. No. : 06/2016  
 Govt. of W. Bengal

*Identified by me  
 Suprajit De  
 Advocate*  
 20 APR 2021

**SUBIR UDYOG LIMITED**  
*Shree Varad Sar*  
 Director/Authorised Signatory  
 Deponent

20 APR 2021