

পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL



Before the Notary **FORM "A"** Kolkata



46AB 528210

**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 VINAYAK HOMES LLP. (herein after referred to as a Promoter) promoter of the proposed project, vide authorization dated 22/01/2020.



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

16 SEP 2020  
PS VINAYAK HOMES LLP  
Radhe Shyam Pancharia  
Authorised Signatory

Sl. No. 13817 Date  
Name  
Add.  
AMT. 10/-

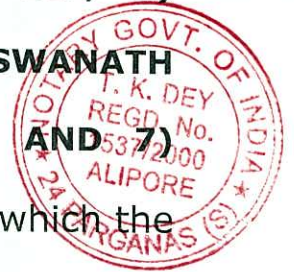
12 SEP 2020  
12 SEP 2020

Dipak Kumar Saha  
Advocate  
High Court, Calcutta

TC

SOUMITRA CHANDRA  
Licensed Stamp Vendor  
8/2, K. S. Roy Road, Kolkata

That the Owners **1) BISWANATH ACRES LLP, 2) BISWANATH HOUSING LLP, 3) BISWANATH PROPERTY NIRMAAN LLP, 4) BISWANATH PROPERTY DEVELOPERS LLP, 5) BISWANATH REALUNITY LLP, 6) BISWANATH NEEV NIRMAAN LLP AND 7) BISWANATH REALTORS LLP** has a legal title to the land on which the development of the proposed project namely **"NAVYOM-PHASE - I"** 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 31/08/2025.
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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and



PS VINAYAK HOMES LLP

*Radhe Suresh Pancharis*

16 SEP 2020

Authorised Signatory

a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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.



**PS VINAYAK HOMES LLP**  
*Rishi Sanyal*  
Authorised Signatory  
Deponent

16 SEP 2020

**VERIFICATION**



The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on this 16<sup>th</sup> day of September, 2020.

**PS VINAYAK HOMES LLP**

*Radhe Shyam Banerjee*  
Authorised Signatory

Deponent

Solemnly Affirmed & Declared  
before me on identification  
  
T. K. Dey, Notary  
Alipore Judge/Police Court, Cal-27  
Regd. No.-1537/2000, Govt. of India

Identified by me

  
Nabakumar Mukhopadhyay, Advocate  
Alipore Police Court  
Kolkata-700 027

16 SEP 2020



16 SEP 2020