



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

27AB 593976

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 Group Realty Pvt. Ltd. (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:

48176

11 AUG 2018

NO.....
SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO. 351RS2018

B. C. LAHIRI
Advocate
DATE
JUDGE'S COURT
ALIPUR JUDICIAL OFFICE
KOLKATA - 37



1. That the Lessee **Vedant Fashions Pvt. Ltd.**, has a legal title to the land on which the development of the proposed project namely "Abacus" 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 Lessee 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 05/07/2022.
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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Radhe Sujan Banerjee
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 30th day of August, 2018

Radhe Sujan Banerjee
Deponent