

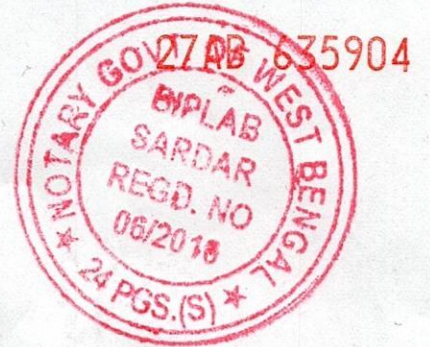
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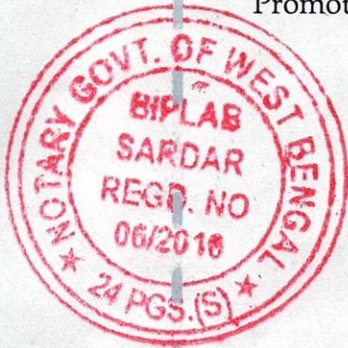
BEFORE THE NOTARY PUBLIC  
GOVT OF WEST BENGAL



FORM 'A'

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of **UMESH KYAL** son of Late Govind Ram Kyal, residing at 30C South End Park, Post Office Sarat Banerjee Road, Police Station Lake, Kolkata 700029, one of the designated Partners of the Promoter namely PS Vinayak Complex LLP, of the proposed Project.



04 OCT 2018

297647

17 AUG 2018

No.....Rs.....Date.....

Name:- ARJUN GOPE, Advocate

Address:-Alipur Police Court, Kol-27

Vendor:-.....

**I. CHAKRABORTY**  
6B, Dr. Rajendra Prasad Sarani  
Kolkata-700 001



NOTARY PUBLIC  
KOLKATA WEST BENGAL



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I, **UMESH KYAL**, son of Late Govind Ram Kyal, being one of the designated partners of the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

(1) That Ayanya Builders Private Limited and 15 others have a legal title to the land on which the development of the proposed project is to be carried out.

AND

a legally valid authentication of title of such land along with authenticated copies of the agreement between such Owners and Promoter 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 30/06/20.

(4) That seventy per cent of the amounts realized 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(5) That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

(6) That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdraw is in promotion to the percentage of completion of the Project that Promoter 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 particular 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.

(7) That Promoter shall take all the pending approvals 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.

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(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 COMPLEX LLP  
*[Signature]*  
Partner / Authorised Signatory  
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 4<sup>th</sup> day of October, 2018.

PS VINAYAK COMPLEX LLP  
*[Signature]*  
Partner / Authorised Signatory  
Deponent



solemnly Affirmed & Declared  
before me on Identification

*[Signature]*  
BIPLAB SARDAR  
NOTARY  
Regd No - 06/2016  
Govt. of West Bengal

Identified by me  
*[Signature]*  
Advocate

4 OCT 2018