

Sl. No.

Date

01 SEP 2018



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



23AB 684745

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 Ventures, of the proposed Project.



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24 JUL 2018

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

Name:-K. P. MAJUMDER

Address:-Advocate, High Court, Cal.

Vendor:-.....

I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani

Kolkata-700 001



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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 Nirmal Sachdev and 17 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.

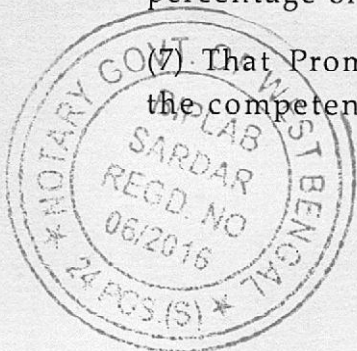
(3) That the time period within which the project shall be completed by Promoter is 29/02/20 with a grace period of 6 months.

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(5) That the amounts from the separate account to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

(6) That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdraw is in promotion to the percentage of completion of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

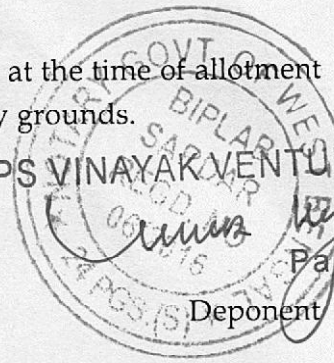


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(8) That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

(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 VENTURES
[Signature]
 Partner
 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.

PS VINAYAK VENTURES
[Signature]
 Partner
 Deponent

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

Identified by me
[Signature]
 Advocate



NOTARY GOVT. OF WEST BENGAL
 BIPLAB SARDAR
 REGD. NO 06/2016
 24 PGS.(S)

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