

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



BEFORE THE NOTARY
BARRACKPORE, NORTH 24-PARGANAS

23AB 570263

FORM 'A'

[See rule 3(2) of West Bengal Housing Industry Regulation Rules, 2018]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. **Pioneer Associates** (herein after referred to as 'the Partnership Firm') Promoter of the on-going project named "**USHA PLAZA**" lying & situated at Mouza- Kerulia, L.R.Dag No. 560 & 564, Municipal Holding No. 83/64 within the local ambit of Khardah Municipality under the Ward No. 09, Post Office – Rahara, Police Station- Khardah, Kolkata -700118 in the District of North 24 – Parganas, West Bengal, INDIA.

Pioneer Associates (represented by its one of the Partners, Mr. Gopal Das), Promoter of the on-going project, do hereby solemnly declare, undertake and state as under :

1. That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a joint development Agreement with (1) Sri Arun Banerjee, (2) Sri Tapan Kumar Banerjee, (3A) Smt. Rinku Banerjee, (3B) Sayantani Banerjee , (3C) Sancharini Banerjee, (4) Smt. Sandhya Banerjee, (5) Smt. Sipra Chattopadhyay and PIONEER ASSOCIATES, a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932) having the Registration No. L 79154 dated. 10.09.2014.

Contd....P/2

T.K. Chakraborty
T.K. CHAKRABORTY
NOTARY
Regd. No. 11/ 2002
Expiry on 29.8.2022.
(Govt. of West Bengal)
BARRACKPORE COURT

PIONEER ASSOCIATES

Gopal Das

Partner

24 MAY 2019

24 MAY 2019

31068

Sold to..... Pioneer Associates -
 Address..... J.C. Rd. Rahase
 Value..... Kel-118

3 JUL 2018

L.S.V., High Court
 Anilji Satkar
 High Court, A.S

3388 270263

BEFORE THE NOTARY
 BARACORPHE NORTH BARACORNS



FORM 'A'

ATTORNEY'S DECLARATION

Anders our Declaration of the Pioneer Associates Group after referred to as the
 Partner (Firm) Member of the on-going project named "USHA PLAZA" and is situated at
 Rahase, Dist. Solapur, Maharashtra. The said project is being developed by the
 said Partner (Firm) under the Ward No. 02, Panchayat - Rahase, Taluka Solapur -
 Kolhapur-400118 in the District of North 24 - Parganas, West Bengal, INDIA.
 Pioneer Associates is represented by its one of the Partner, Mr. Gopal Das,
 on the project, the hereby solemnly declare, represent and state as under:
 1. That the Firm has a legal title to the land on which the development of the on-going project is
 carried out by virtue of a joint development Agreement with (A) Sh. Anil Banerjee, (B) Sh. Tejas
 Kumar Banerjee, (C) Sh. Rishu Banerjee, (D) Gopal Das Banerjee, (E) Sh. Chandrani
 Banerjee, (F) Sh. Sandhya Banerjee, (G) Sh. Binu Choudhary and PIONEER
 ASSOCIATES, a Registered Partnership Firm under Indian Partnership Act, 1932, Act IX of
 1932) and the Registration No. 1/2016 dated 10.06.2016.

PIONEER ASSOCIATES
 Partner

T.K. CHARABARTHY
 NOTARY
 Regd. No. 274/2022
 Rahase, Dist. Solapur,
 Maharashtra

(2)


AND


All legally valid authentications of title of such land along with an authenticated copy of the agreement between such owners and the Partnership Firm for development of the real estate project are 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 the Partnership Firm within the date of 31.12.2020 which is 24 (twenty four) months from the date of commencement of work.
4. That seventy percent of the amounts realised by the Partnership Firm for the real estate project from the allottees (per proforma agreement for sale), 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 withdrawal is in proportion to the percentage of completion of the project.
7. That the Partnership firm 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 particulars 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.
8. That the Partnership Firm shall take all the pending approvals on time, from the competent authorities.
9. That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Partnership Firm shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

PIONEER ASSOCIATES

Contd.....P/3


Partner


T.K. GHAKRABORTY
NOTARY
Regd. No. 11/ 2007
Expiry on 27.8.2022,
Govt. of West Bengal
ANSABURDIP COURT

24 MAY 2019



I, **Gopal Das**, son of Late Narayan Chandra Das, by Nationality Indian, by Occupation Business, residing at "KIRONALAY" Sasadhar Tarafdar Road, P.O- Sukchar, P.S- Khardah, Dist- North 24 Parganas (Permanent Address at 23, Dr. Gopal Chatterjee Road, P.O- Sukchar, P.S- Khardah, Dist- North 24 Parganas, Kolkata – 700115), solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belied and no material fact has been concealed.

PIONEER ASSOCIATES

Partner

**GOPAL DAS
PARTNER**

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 24th day of May, 2019

PIONEER ASSOCIATES

Partner

**GOPAL DAS
PARTNER**

Solemnly affirmed before me on this 24th day of May, 2019 at Kolkata.

SOLEMNLY AFFIRMED BEFORE ME
BY THE DEponents WHO IS/ARE
IDENTIFIED BY
A. K. Saha,
Advocate

Identified by Mr
Arun Kumar Saha
Advocate

T.K. CHAKRABORTY
NOTARY
Regd. No. 11/ 2002
Expiry on 27.8.2022.
(Govt. of West Bengal)
BARRACKPORE COURT

24 MAY 2019