



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



FORM 'A'

[See Rule 3(2)]

Affidavit cum Declaration

Affidavit cum Declaration of MR. SHOVEN NASKAR S/O LATE GOPI BALLOV NASKAR, RESIDING AT RD 4/4, RAGHUNATHPUR RAJARHAT GOPALPUR(M), NORTH 24 PARGANAS, WEST BENGAL - 700 059. DESIGNATION - PARTNER OF M/S. PIONEER ENTERPRISE, promoter of the proposed project "PRIYADARSHINI";

I, SHOVEN NASKAR S/O LATE GOPI BALLOV NASKAR, RESIDING AT RD 4/4, RAGHUNATHPUR RAJARHAT GOPALPUR(M), NORTH 24 PARGANAS, WEST BENGAL - 700 059. DESIGNATION - PARTNER OF M/S. PIONEER ENTERPRISE, promoter of the proposed project "PRIYADARSHINI", do hereby solemnly declare, undertake and state as under:

That, SRI DAYAL GHOSH have a legal title to the land on which the development of the proposed project "PRIYADARSHINI" 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 promoter 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 me/promoter is 18/06/2025

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Regn. No. 13780/18
C.M.M.S. Court
2 & 3 Bankshall Street
Kolkata-700 001

12 JAN 2021

12 JAN 2021

M/S. PIONEER ENTERPRISE

Shoven Naskar.

Partner

3. That seventy percent of the amount realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 that I/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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
6. That I / promoter shall take all the pending approvals on time, from the competent authorities.
7. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
8. That I/ promoter shall not discriminate against any Allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



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 12 Day of January, 2021.

M/s. PIONEER ENTERPRISE

Deponent

Shonur Wasim
Partner

Solemnly Affirm & Declared Before
Me on Identification of Ld. Advocate

Rajesh Kumar Bajpai
RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Regn. No. 13780 / 18
C.M.M Court, Kolkala, W.B.

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Regn. No. 13780/18
C.M.M.S' Court
2 & 3 Bankshall Street
Kolkata-700 001

12 JAN 2021