

BEFORE THE NOTARY AT BARRACKPORE

DIST. NORTH 24 PARGANAS

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

14AC 532331

FORM 'B'

[See rule 3(4) of West Bengal Real Estate (Regulation & Development) Rules, 2021]

TO WHOM IT MAY CONCERN

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. **Pioneer Associates** (hereinafter referred to as 'the Partnership Firm') Promoter of the project named "**AVIPSHA**" lying & situated at Mouza – Rahara, J.L No. 03, comprised and contained in L.O.P No. 43 C.S. Dag No. 1180(P), under corresponding L.R. Dag No. 3251, under corresponding L.R. Khatian No.- 1306/1 Municipality Holding No. 33/30, Govt. Colony Road within the local ambit of Khardah Municipality under the Ward No. 09, Post Office – Rahara, Police Station – Rahara (formerly it was under Khardah Police Station), ADSRO – Sodepur (formerly Barrackpore), North 24 Parganas, Pin-700118, West Bengal, INDIA.

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

Contd....P/2

PIONEER ASSOCIATES

09 JUN 2026

*Gopal Das*  
Partner



02 DEC 2025

02 DEC 2025

21896

Pioneer Associates  
Khardah Kal 117

Stamp: S. CHATTERJEE  
Licence - General Vendor  
C. C. Chitt  
29.3, K. S. Roy Road, Kol-1  
- 2 DEC 2025

[Signature]

Partner  
Associates  
Khardah  
Kal 117





(2)

1. That the Firm has a legal title to the land on which the development of the project is carried out by virtue of a Joint Development Agreement vide deed number I – 04680/2025 with (1) Saswati Majumder, (2) Anwasha Majumder, (3) Abhishek Majumder 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.

**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 **31.03.2029**.

4. That seventy percent of the amounts realised by the Partnership Firm for the real estate project from the Allottees (as 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.



Contd.....P/3

PIONEER ASSOCIATES

A handwritten signature in blue ink, appearing to be "S. Das". Below the signature, the word "Partner" is printed in a small, light blue font.

09 JUN 2026

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.

11. That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 and the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & Rules shall prevail in those cases.

12. That if any contradiction arises in the future the Deponent will be responsible for it.

I, **Gopal Das**, Son of Late Narayan Chandra Das, by Religion – Hindu, by Occupation – Business, residing at: KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist North 24 Parganas, Kolkata-700115, PAN No. AGAPD0725H, solemnly affirm that the facts stated in Paragraphs 1 to 12 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

PIONEER ASSOCIATES

  
Partner

GOPAL DAS  
PARTNER

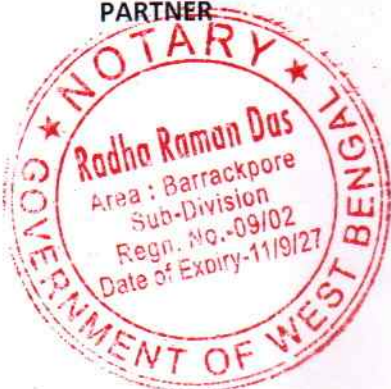
Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

PIONEER ASSOCIATES

  
Partner

GOPAL DAS  
PARTNER



09 JUN 2026

Identified By Me  


Advocate

ARUN KUMAR SAHA  
ADVOCATE  
BARRACKPORE COURT