



30

03 SEP 2024

পশ্চিম বঙ্গ WEST BENGAL

29AA 997028

BEFORE THE NOTARY AT BARRACKPORE  
DIST. NORTH 24 PARGANAS

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 Developer** (herein after referred to as 'the Partnership Firm') Promoter of the on-going project named "**MATRIALOY**" lying & situated at Mouza – Sukchar, J.L No. 9, Re. Su. No. 14, Touzi No. 156, comprised and contained in R.S. Dag No. 2068/2806 and 2068/2807, R.S. Khatian No. 564 and 566 Municipality Holding No. 52, within the local ambit of Panihati Municipality under Ward No. 01, Dr. Gopal Chatterjee Road, Post Office – Sukchar, Police Station – Khardah, ADSRO – Sodepur (formerly Barrackpore), North 24 Parganas, Pin-700115, West Bengal, INDIA.

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

M/S PIONEER DEVELOPER  
*Biswanath Das*  
Partner



Contd....P/2

03 SEP 2024

14447 20 DEC 2023

Name: Pioneer Developen

Address: Khardah

Dist: \_\_\_\_\_

Name of Treasury :- Barrackpore

Name of Vender :- RANA SUR

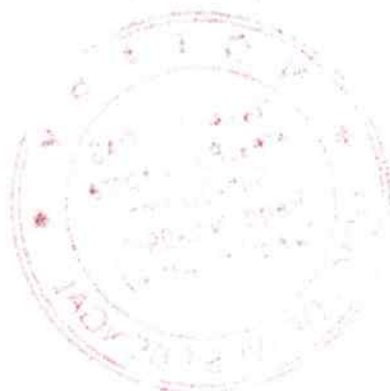
14 DEC 2023

Date of Purchase: \_\_\_\_\_

Total Amount: \_\_\_\_\_

Signature of Vender: \_\_\_\_\_

RECEIVED  
20 DEC 2023





(2)

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 Agreements with (1) MONOJ KUMAR PAL, (2) DINOJ PAL, (3) SHYAMALI GUIN, (4) DIPALI PAL, (5) SHEFALI GHOSAL, (6) BIJALI KUNDU, (7) MITALI KARMAKAR and PIONEER DEVELOPER, a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932) having the Registration No. L 79161 dated. 10.09.2014 along with a Deed of Conveyance between (1) PARTHA BOSE and PIONEER DEVELOPER, a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932) having the Registration No. L 79161 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 31.07.2027.

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.

M/S PIONEER DEVELOPER

*Biju Nath Das*  
Partner

Contd.....P/3



03 SEP 2024



(3)

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, **Biswanath 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. AFDPD5167P, 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.

M/S PIONEER DEVELOPER

*Biswanath Das*

Partner

**BISWANATH DAS**  
**PARTNER**

Verification

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

M/S PIONEER DEVELOPER

*Biswanath Das*

Partner

**BISWANATH DAS**  
**PARTNER**

Identified by me  
*Haren Hossain Baki*

Advocate

**ARUN KUMAR SAHA**  
**ADVOCATE**  
**BARRACKPORE COURT**



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