

Serial No. A/ 14 /2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

73AB 393856

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of Sri Radhe Shyam Pancharia, son of Sri Bhanwar Lal Pancharia, aged about 53 years, working for gain at 1002, E M Bypass Front Block, Kolkata -700105 duly authorized by the PS GROUP REALTY PRIVATE LIMITED (herein after referred to as a Promoter) promoter of the proposed project, vide an authorization dated 28th January 2019;

I, Sri Radhe Shyam Pancharia, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Owners as mentioned in the Development Agreements and in the Supplementary Development Agreement have a legal title to the land on which the development of the proposed project namely "ONE 10 PHASE-II" 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.

Contd-2

Radhe Shyam Pancharia
23 MAR 2023



12492

14 NOV 2022

SI. No.
S. CHAKRABORTY
Advocate, Alipur & Judicial Court
of
Rupreea
Kolkata-27

S. Chakraborty
SI. No. Vendor
Alipore Police Court
South 24 Pgs., Kol-27



2. That the said land is free from all encumbrances save and except there is a project from Bajaj Housing Finance Limited.
3. That the time period within which the project shall be completed by promoter is December 2024.
4. That seventy per cent of the amounts 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.



Solemnly Affirmed & Declared
before me on identification


T.K. Dey, Notary
Alipore Judge's/Police Court, Cal-27
Reg. No. 1537/2000, Govt. of India

PS GROUP REALTY PVT. LTD.


Radhe Shyam Pancharis
Authorised Signatory

Deponent

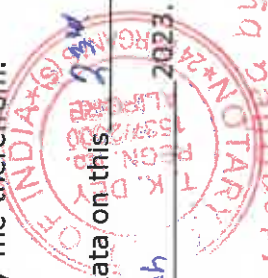
Verification


23 MAR 2023

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 23 day

of March 2023.




DILIP DAS Identified by me
B.Com., LLB
Advocate
Alipore Police Court
Kolkata-700 027
W.B.-525 / 1979

PS GROUP REALTY PVT. LTD.


Radhe Shyam Pancharis
Authorised Signatory

Deponent

23 MAR 2023

