



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

31AA 528961

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA

FORM 'B'



Affidavit cum Declaration

Affidavit cum Declaration of Sri Radhe Shyam Pancharia, son of Bhanwar Lal Pancharia, aged about 53 years, working for gain at 1002, E M Bypass, Kolkata – 700 105, Police Station – Pragati Maidan, Post Office – Dhapa, duly authorized by the **P S Group Realty Private Limited** (herein after referred to as a Promoter) promoter of the proposed project, vide an authorization dated 13th March 2023;

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 Agreement have legal title to the land on which the development of the proposed project namely "ANTARES" 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.

Radhe Shyam Pancharia

16 MAY 2023



ADMISSION

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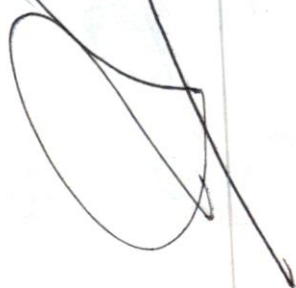
15 MAR 2023

No.....Rs.-20/- Date.....

Name:-K. P. Majumder
Advocate

Address:-High Court, Calcutta
Alipore Collectorate, 34 Pgs. (S)

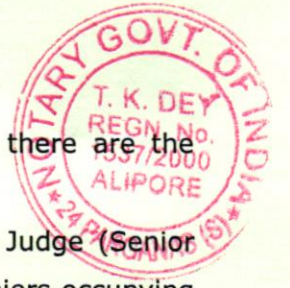
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



BEFORE THE NOTARY PUBLIC
ALIPORE, KOLKATA



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2. That the said land is free from all encumbrances save and except there are the following litigations:

- a) Title Suit no. 240 of 2018 was filed before the Ld. 4th Civil Judge (Senior Division), Alipore by the owners against the trespassers/occupiers occupying the south-east portion of the premises earmarked for commercial space. During the pendency of the suit the said trespassers/occupiers have vacated the said portion under their occupation but however the suit is yet to be withdrawn.
- b) A Misc. Case No. 05 of 2007 has been filed by a trespasser in Title Suit No. 40 of 2003 before the Ld. 4th Civil Judge (Senior Division), Alipore against whom a decree of eviction had already been passed and who has been evicted in the execution case passed by the Learned Court.
- c) A Title Appeal no. 93 of 2002 is pending before the Ld. District & Sessions Judge at Alipore. This Title Appeal is in regard to a suit for eviction filed by the owners against the trespassers/occupiers occupying the said reserved portion which been earmarked for further construction upon settlement of all disputes.

3. That the time period within which the project shall be completed by promoter is 29th February, 2028.

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.

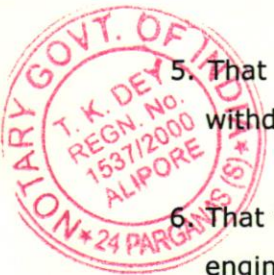
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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.

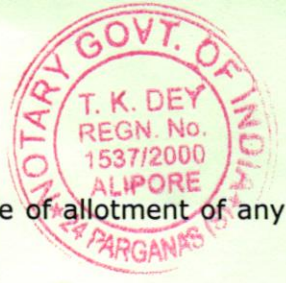
8. That promoter shall take all the pending approvals on time, from the competent authorities.

9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

16 MAY 2023



কালী শর্মা ফাউন্ডেশন



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.

Radhe shyam Pancharis
Deponent



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 16th day May
Of 2023.



Radhe shyam Pancharis
- (RADHE SHYAM PANCHARIS)
Deponent

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

16 MAY 2023

Identified by me

Nabakumar Mukhopadhyay
Advocate
Alipore Police Court
Enrl. No.-WB/2037/1999

16 MAY 2023