

Serial No. A...५५/202३.....



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

81AB 471193



BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA



TO WHOMSOEVER IT MAY CONCERN

I, 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, duly authorized by the Promoter, being PS GROUP REALTY PVT. LTD. of the proposed project, ANTARES do hereby solemnly declare, undertake and state as under:



1. Acknowledge, consent and confirm that the First Phase Project, the subject matter of this Registration, is free from all encumbrances and charges that there is no litigation pending in any Court of Law with regard to the said Premises.

07 JUN 2023

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17 JAN 2023


J. No..... Date

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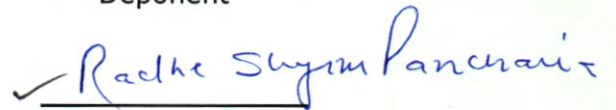
Rupees.....

S CHAKRABORTY
Advocate, Alipore Judges Court
Kolkata - 27


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kel-27

2. Acknowledge, consent and confirm that only the Reserved Portion, being a demarcated South West portion containing by estimation an area of 270.228 sq mts, to be retained by the Owners and/or its nominees and further acknowledges that the owners are entitled to carry out construction on the said Reserved Portion as the Phase II project.
3. There are no litigations pending before any Court of law with respect to the said First Phase Project ANTARES save and except the following, in the Reserved Portion: -
- a) 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the said trespassers/occupiers have vacated the said portion under their occupation but however the suit is yet to be withdrawn.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 regarding 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.
4. Acknowledge, consent and confirm that the Reserved Portion is not part of the First Phase Project.
5. That if any contradiction arises in the future the Deponent will be responsible for it.

Deponent



(RADHE SHYAM PANCHARIA)

Authorised Signatory

Signature Attested
on Identification


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

Identified by me


Advocate

07 JUN 2023

07 JUN 2023


Advocate

Alipore Police Court
Enrl. No.-WB/2037/1999

