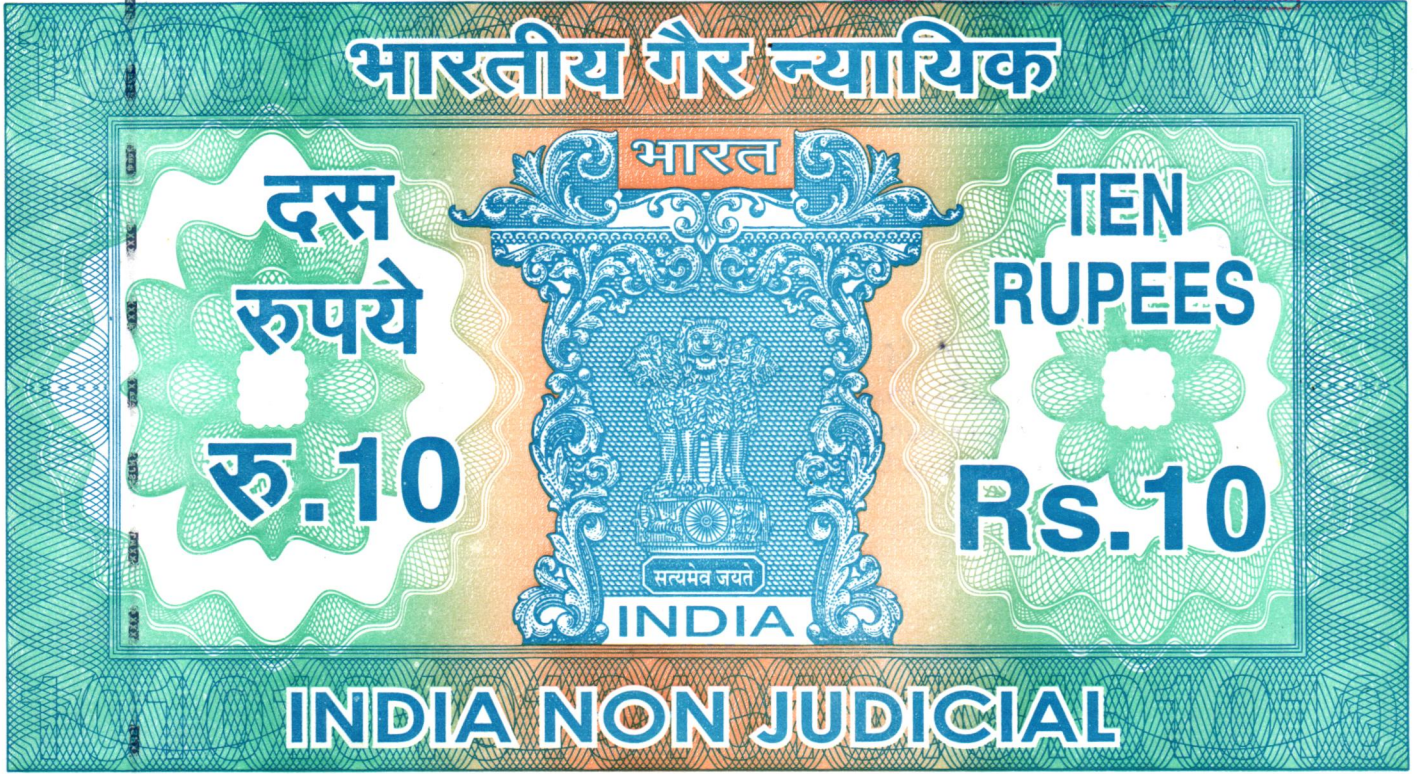


Serial No. A/.....65/2024.....



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

95AB 680826

BEFORE THE NOTARY PUBLIC  
GOVERNMENT OF INDIA  
ALIPORE POLICE COURT



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 28<sup>th</sup> July 2023;

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

*Radhe Shyam Pancharia*

16 JUL 2024



001320

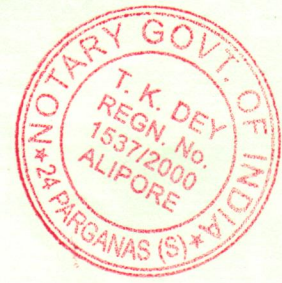
- 6 MAY 2024

Sl. No..... Rs.....  
Sold to - SURAJIT NANDAN (400)  
of-Alipore Police Court, Kolkata-27



Samiran Das  
Stamp Vendor  
Alipore Police Court, Kolkata-27





1. That Owners as mentioned in the Development Agreement have legal title to the land on which the development of the proposed project namely "Jadegrove Phase -II" is to be carried out, which is under the registration process under the WBRERA vide NPR No. WBRERA/NPR/002186.
2. There are no encumbrances upon the Said Land and/or the Project, save and except the litigations which are mentioned as follows:

Sl. No.	Court	Details of Litigation	Name of the Parties
1.	High Court at Calcutta	W.P.A No. 10039 of 2022	Md. Faizur Rahman Vs. The Kolkata Municipal Corporation & Ors.
2.	Additional District Judge, 1st Court, Sealdah, South 24-Parganas	Title Suit No. 91 of 2024	Texmaco Infrastructure & Holdings Limited, Macfarlane & Company Limited & PS Group Realty Private Limited Vs. Md. Saifur Rahman

3. That promoter undertakes that at the time of the handover of the project, the said property will be free from all the encumbrances and litigations whatsoever.
4. That promoter herein confirms for protecting and safeguarding the rights and interest of the intending Buyers/Allottee(s).



*Radhe Shyam Sanchari*

Deponent

16 JUL 2024



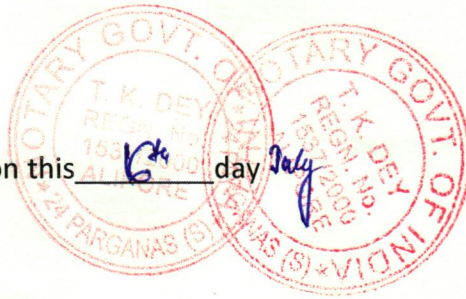




Verification

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 16<sup>th</sup> day July  
of 2024.



*Radhe Shyam Banerjee*

Deponent



Solemnly Affirmed & Declared  
before me on identification

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

16 JUL 2024

Identified by me

  
Advocate

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

16 JUL 2024

