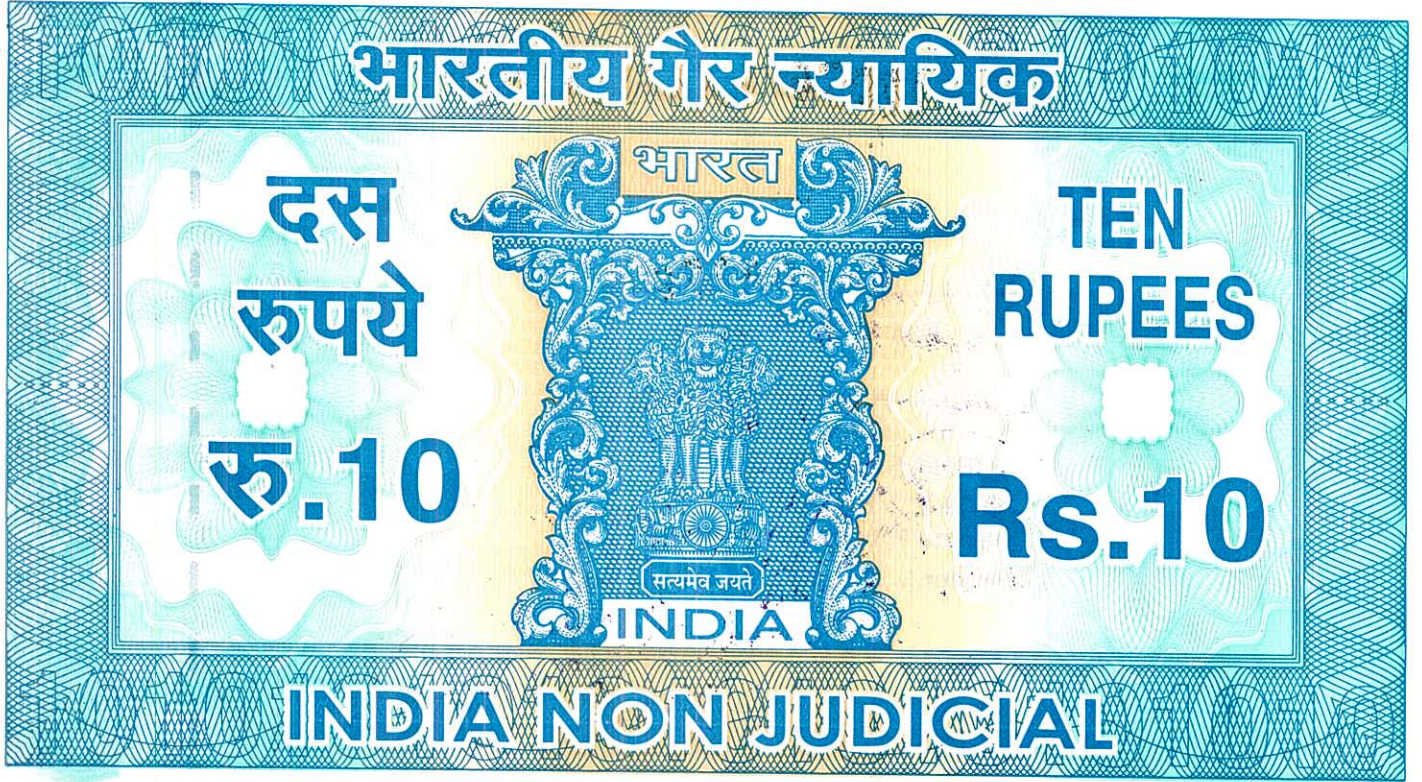


Sl. No. 24 Date.

080219



পশ্চিমবঙ্গ পশ্চিমবঙ্গ
BEFORE THE NOTARY
GOVT. OF WEST BENGAL

WEST BENGAL

FORM 'A'

29AB 060426

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sri Radheshyam Pancharia son of Sri Bhanwar Lal Pancharia, aged about 50 years, and working for gain at 1002, E M Bypass Front Block, Kolkata - 700105, duly authorized by the P S Group Realty Pvt. Ltd. (herein after referred to as a Promoter) promoter of the proposed project, vide authorization dated 28/11/2018.



I, Sri Radhe Shyam Pancharia, duly authorized by the Promoter of the proposed project do hereby solemnly declare,

undertake and state as under :

PS Group Realty Pvt. Ltd.

080219

Radhe Shyam Pancharia
Director/Authorised Signatory

22375

16 JAN 2019

No.....Rs **10/-** - Date.....

Name: **S. R. Das**

Advocate

Address:- Alipore Police Court, Kol-27

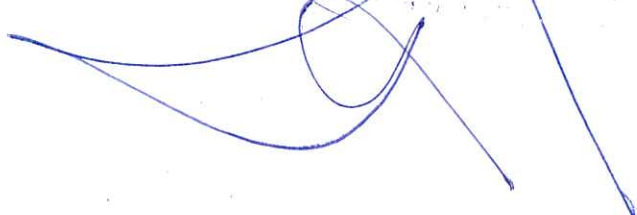
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol - 27

Vendor:.....



That the Owner (1) MR. GOLAM NAYEEM (2) MR. GOLAM MONEM (3) MRS. MAMOONA MONEM (4) MRS. FARZANA MONEM (5) MRS. REHANA KHAN (6) MRS. AFSANA MARWAH (7) MRS. FAIZANA KHAN (8) MRS. FARHAT SALAHUDDIN (9) MRS. ALMAS HUSSAIN (10) MRS. KISHWAR KHAN (11) MRS. YASMIN SERVAIA (12) MR. ARSHAD MOMEN AND (13) MR. FAISAL MOMEN has a legal title to the land on which the development of the proposed project namely "**6 ROWDON**" 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 promoters for development of the real estate project is enclosed herewith.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by Promoter is 31/01/2023.

3. That seventy per cent of the amount realised by 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.



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PS Group Realty Pvt. Ltd.

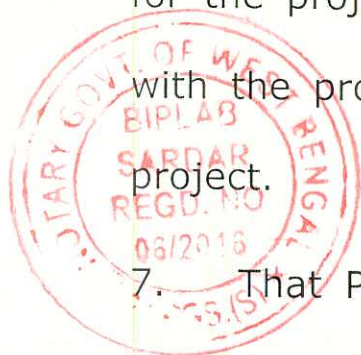
Radha Shyam Sanchaia
Director/Authorised Signatory

4. That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



5. That the amount 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.

6. That the Promoter shall get the accounts audited within six month 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.



7. That Promoter shall take all the pending approval on time, from the competent authorities.

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

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PS Group Realty Pvt. Ltd.
Rachin Sanyal Banerjee
Director/Authorised Signatory

9. 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.



PS Group Realty Pvt. Ltd.

Radhe Snyam Pancharia

Director/Authorised Signatory

Deponent

VERIFICATION

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

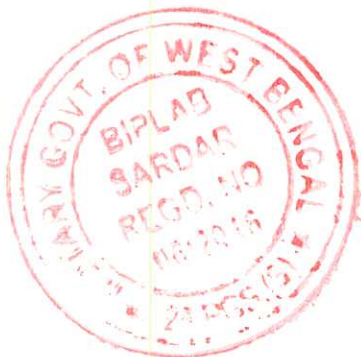
Verified by me at Kolkata on this 08th day February, 2019

PS Group Realty Pvt. Ltd.

Radhe Snyam Pancharia

← Director/Authorised Signatory

Deponent



Signature (S) Attested
On Identification

BIPLAB SARDAR, NOTARY
Regd. No. : 06/2016
Govt. of W. Bengal

Identified by me

Associate

080219