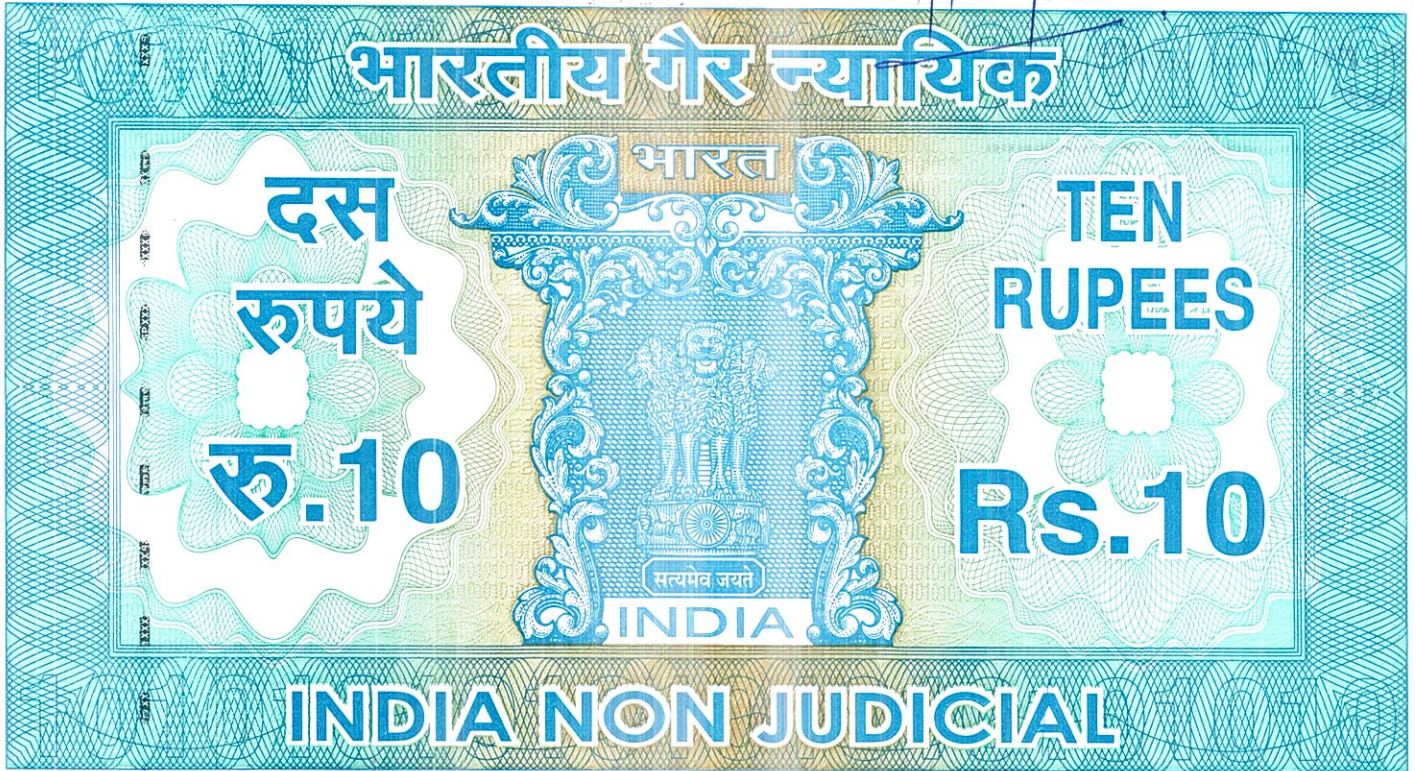


11/5/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

47AB 637221



Before the Notary Public at Alipore Kolkata

FORM "A"

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 01/08/2019.




Radheshyam Pancharia

17 NOV 2020

06 NOV 2020

SL. No. 74589 DATE.....
NAME.....
ADD.....
AMT. 10/-

BAPI DAS (Advocate)
Alipure Police Court
Kol-27

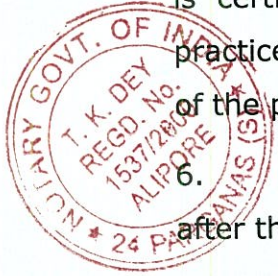

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

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



That the Owners **Mr. Chandan Biswas, Mr. Meghnath Biswas, Mr. Rabindra Nath Biswas, Mrs. Manju Biswas, Mrs. Urmi Biswas and Mrs. Sarmistha Biswas** has a legal title to the land on which the development of the proposed project namely "**PARK ORIGINS**" 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 save and except Title Suit no. 252/2013 pending before Ld. 2nd Civil Judge (Junior Division) at Alipore. The said suit was amicably settled between us and withdrawal proceeding is on progress.
2. That the time period within which the project shall be completed by Promoter is 31/03/2023.
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.
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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.



Radhe Shyam Pancharia

17 NOV 2020

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.
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.



Radhe Shyam Banerjee
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 17th day of November, 2020



Radhe Shyam Banerjee
Deponent

Solemnly Affirmed & Declared
before me on identification

T. K. Dey
T. K. Dey, Notary
Allpore Judge/Police Court, Cal-27
Regd. No.-1537/2000, Govt. of India

Identified by me

Nabakumar Mukhopadhyay
Advocate

17 NOV 2020

Nabakumar Mukhopadhyay
Advocate

Allpore Police Court
Kolkata-700 027

17 NOV 2020