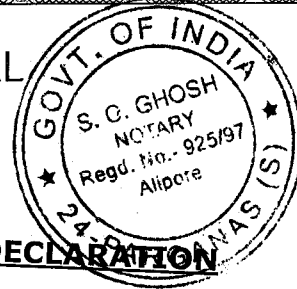


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

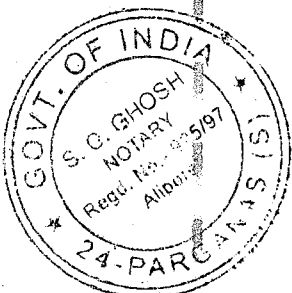


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AFFIDAVIT CUM DECLARATION

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, Kolkata - 700 105 duly authorized by the PS GROUP REALTY PVT. LTD. (herein after referred to as a Promoter) promoter of the proposed project, vide authorization dated 7/8/2018.

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



05 NOV 2018

SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kolkata

KESHAV KUMAR DARUKA
Advocate
High Court, Calcutta

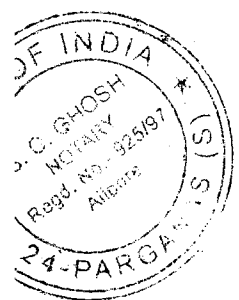
Sl. No. Date
Name
Add.
AMT. 10/-

27 SEP 2008

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1. That Owners as mentioned in the Development Agreements have legal title to the land on which the development of the proposed project namely "**ONE 10**" 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.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by Promoter is 54 months from 1st day of November, 2018.
4. 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.
5. That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. 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.
8. That Promoter shall take all the pending approval 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.
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.



PS GROUP REALTY PVT. LTD.

Radhe Sugim Panchari
Authorised Signatory / Director

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 05th day November, 2018
Solemnly Affirmed & declared before me on Identification

05 NOV 2018

S. C. GHOSH
S. C. GHOSH, Notary
Alipore Police Court, Kol-27
No. 925/97, Govt. of India

PS GROUP REALTY PVT. LTD.

Radhe Sugim Panchari
Authorised Signatory / Director

Deponent