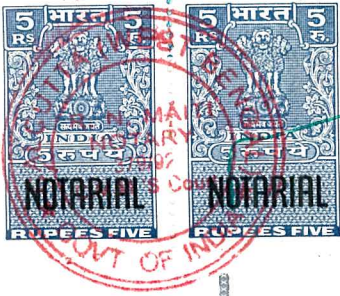
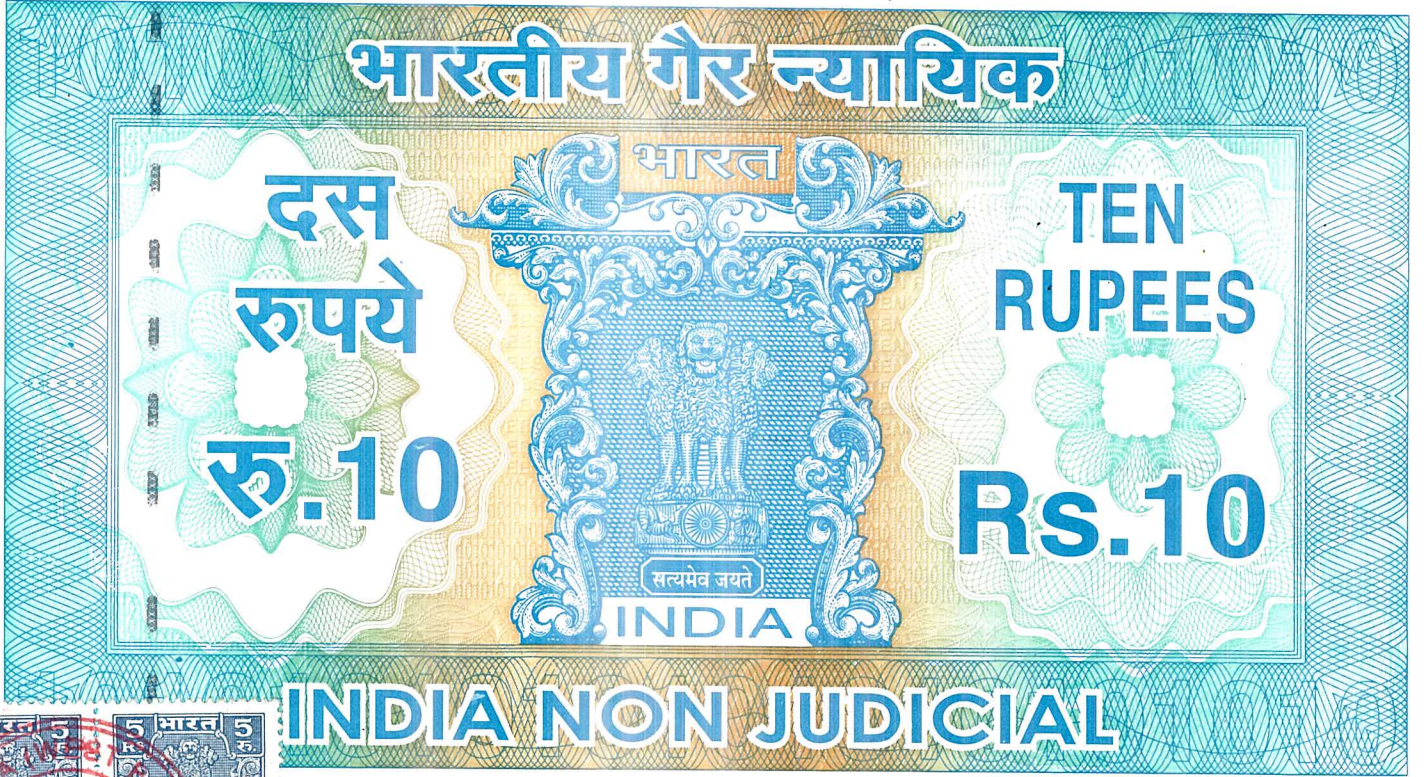


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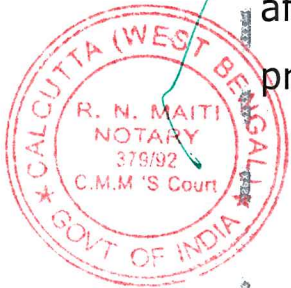
श्चम बंगाल WEST BENGAL

35AB 387853

**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.




31 AUG 2019

*Radhe shyam Pancharia*

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13 AUG 2019

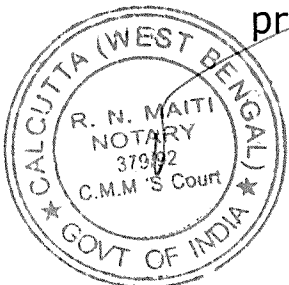
.....  
Date.....  
Paid to..... S CHAKRABORTY  
of..... Advocate, Alipore Judges' Court  
Rupees..... Kolkata-27

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

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

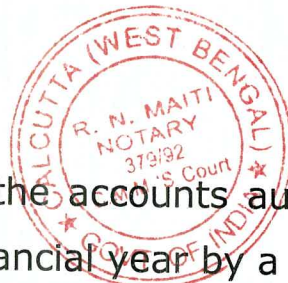
That the Owners **Mrs. Anuva Chakravarty and Mr. Anis Chakravarty**, has a legal title to the land on which the development of the proposed project namely "**12/3, Ballygunge Park**" is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the 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 Misc. Case. 53/2018 pending before Ld. 2<sup>nd</sup> Civil Judge (Senior Division) at Alipore in Title Execution No. 25735/2013. The main Title Execution case no. 25735/13 was dropped on 21/03/2018 on full satisfaction of decree.
2. That the time period within which the project shall be completed by Promoter is 31/12/2022.
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.



*Radhe Shyam Pancharia*





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.
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.

Identified by me  
Pradip Chakrabarti  
13/8/19  
(Advocate)

Ranbir Singh Banerjee  
Deponent



R.N. MAITI  
Notary  
Regd. No. 379/92  
3, Bankshal Street  
Calcutta-1

Solemnly Affirm  
&  
Declared before me  
on Identification of Advocate.

*[Signature]*  
R N MAITI  
Notary

31 AUG 2019

## 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 13<sup>th</sup> day of August, 2019

Identified by me  
Pradip Kumar  
(Advocate)

Rodhe Shyam Chandra's  
Deponent



31 AUG 2019