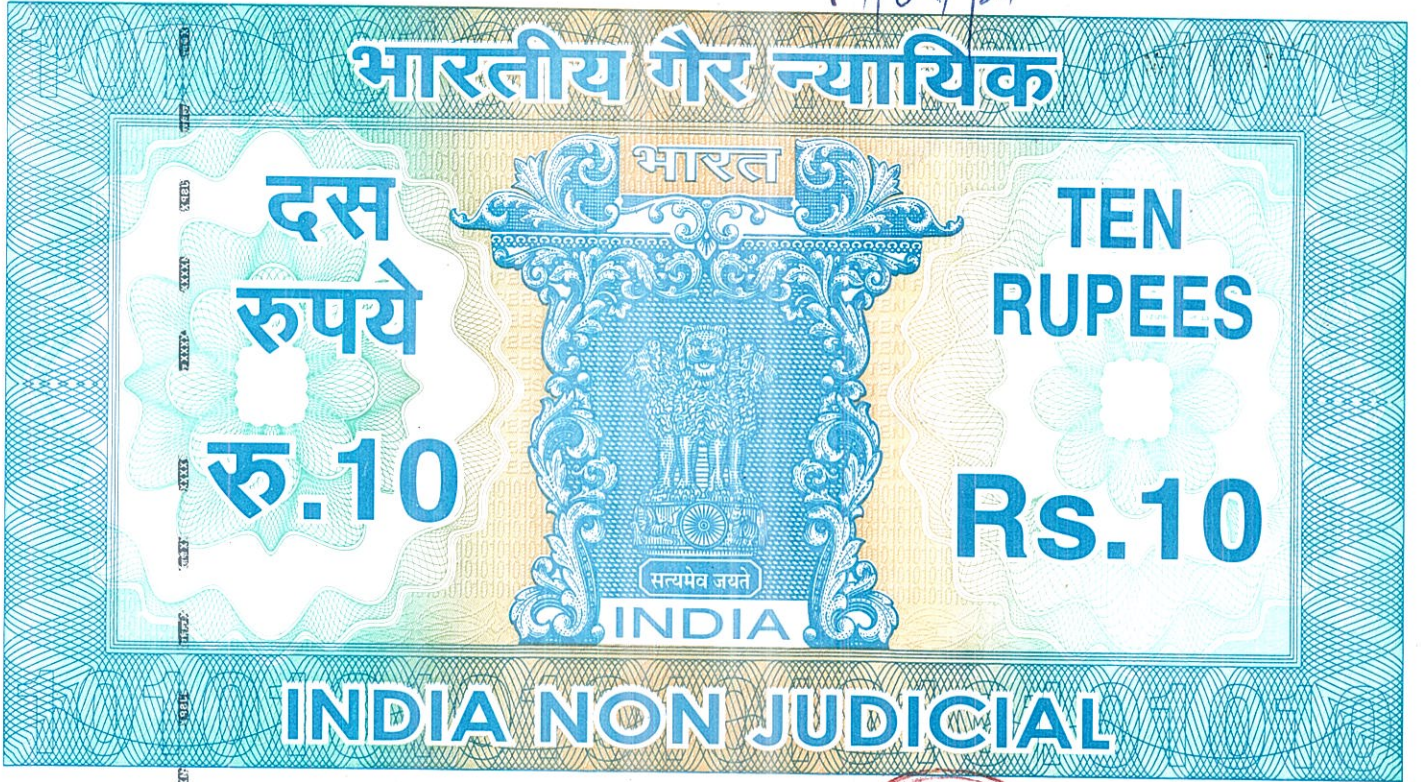


Alorhi



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA



48AB 629092

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.



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

02 FEB 2021

P.S. GROUP REALTY PVT. LTD.
(Previously known as P.S. GROUP REALTY LTD.)

Radhe Shyam Pancharia
Authorised Signatory/Director

620525

27 NOV 2020

S. CHANDRABORTY
Advocate
Kolkata-27
Madrass' Court

.....
paid to.....
.....
Rupees.....

Samiran Das
Stamp Vendor
Madipore Police Court
South 24 Pgs., Kol

.....
.....
.....



That the Owners **M/s. Universal Enterprises Ltd, M/s. Diplomat Ltd., Smt. Pratibha Khaitan, Prakash Kumar Mohta (H.U.F) and Mr. Prakash Kumar Mohta** has a legal title to the land on which the development of the proposed project namely "**PS MONTAGE**" at 9A, New Tangra Road, Kolkata – 700 046 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 01/02/2025.
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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



02 FEB 2021

P.S. GROUP REALTY PVT. LTD.
(Previously known as P.S. GROUP REALTY LTD.)

Radha Sujon Pancharia
Authorised Signatory/Director



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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

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.

02 FEB 2021

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 01st day of February, 2021

Radhakrishnan Pancharia
Deponent



Solemnly Affirmed & Declared
before me on identification

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

Identified by me

Dilip Dey
Advocate

02 FEB 2021

02 FEB 2021