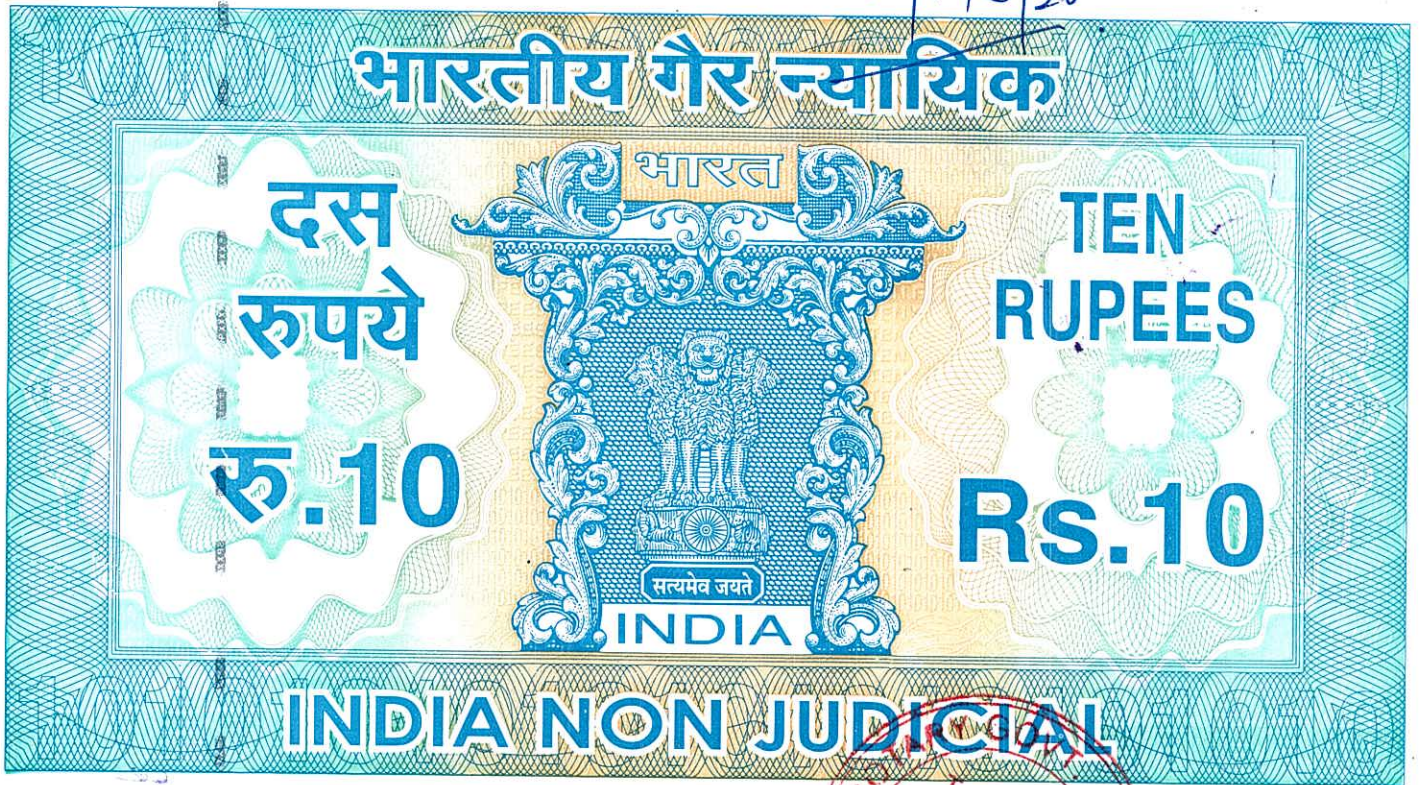


11/4/20



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL **FORM "A"** BAB 798474

Before the Notary Public at Alipore ; Kolkata

AS PER RULE - III (2)

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:

PS GROUP REALTY PVT. LTD.

Radhe Shyam Pancharia
Authorised Signatory

18 FEB 2020

092875

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

14 FEB 2020
14 FEB 2020

Dipak Kumar Saha
Advocate
High Court, Calcutta


SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1

That the Owners **M/s. Subir Udyog Limited**, having its office at 36C/1, Chowringhee Road, Kolkata - 700071 has a legal title to the land on which the development of the proposed project namely "**Emperador**" 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 14/04/2024.
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 That the amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amount from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

18 FEB 2020

PS GROUP REALTY PVT. LTD.

Radhe Shyam Banerjee
Authorised Signatory





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.


PS GROUP REALTY PVT. LTD.
Radhya Sanyal Banerjee
 Deponent
 Authorised Signatory

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 06th day of February, 2020.

Identified by me
SubhadEEP Chatterjee
 Advocate
 (Advocate)
 18 FEB 2020

Solemnly Affirmed & Declared before me on identification

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

PS GROUP REALTY PVT. LTD.
Radhya Sanyal Banerjee
 Deponent
 Authorised Signatory

18 FEB 2020