

SL. No. 21 Date 18/1/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

29AB 254504

BEFORE THE NOTARY
ALIPHRE JUDGES' COURT
KOLKATA 27

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 28/11/2018.

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



18 JAN 2019

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

Radhe Shyam Pancharia
Authorised Signatory/Director

094480

09 JAN 2019

Sl. No.....Date.....

Name.....

Add.....

AMT..... 10/-.....

BAPI DAS (Advocate)
Alipure Police Court
Kol-27


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

P.S. GROUP REALTY PVT. LTD.
(Previously known as P.S. GROUP REALTY LTD.)
Radhu Sanyal
Authorised Signatory/Director

That the Owner TEEKOY MERCANTILE PRIVATE LIMITED (2) RICON SALES PRIVATE LIMITED (3) CALICO DEALCOMM PRIVATE LIMITED (4) VAASTU REALTORS PRIVATE LIMITED (5) DALMIA REALTORS PRIVATE LIMITED (6) AAHAR EXPORTS PRIVATE LIMITED (7) RAMESHWAR TRADERS PRIVATE LIMITED (8) PURNIMA TEXTRADE PRIVATE LIMITED (9) PUSHPSALA SALES PRIVATE LIMITED (10) GYANDEEP MERCHANTS PRIVATE LIMITED (11) MAHAVIR COMMODITIES PRIVATE LIMITED (12) JOSHI REALTORS & DEVELOPERS PRIVATE LIMITED has a legal title to the land on which the development of the proposed project namely "■ VOLT" 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.

*for
Radhu Sanyal*

1. That the said land is free from all encumbrances save and except Ejectment Suit No. 160 of 2005 pending before the Ld. 5th Bench Small Causes Court at Kolkata and A small portion on the South Eastern side of Municipal Premises no. 2, (formerly 2, 2A and 2B) Russel Street (also known as Anandilal Poddar Sarani), Kolkata 700071 is in the wrongful and illegal occupation of ■ trespasser.

2. That the time period within which the project shall be completed by Promoter is 31/12/2022.



18 JAN 2019

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.

7. That Promoter shall take all the pending approval on time, from the competent authorities.

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Radhe Shyam Anchorage
Authorised Signatory/Director



18 JAN 2019

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.

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Radhe Shyam Pancharia
Authorised Signatory/Director

Deponent

Identified by me
Pradip Chh
(Adv)
F.510/14
18/1/19

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

Verified by me at Kolkata on this 17th day January, 2019

P.S. GROUP REALTY PVT. LTD.
(Previously known as P.S. GROUP REALTY LTD.)
Radhe Shyam Pancharia
Authorised Signatory/Director
Deponent



Signature attested
on identification

MD 18.1.19
MD. ABED ALI LASKAR
Notary Govt. of West Beng
Regd. No.-99/07
Alipur Sub-Div.

18 JAN 2019