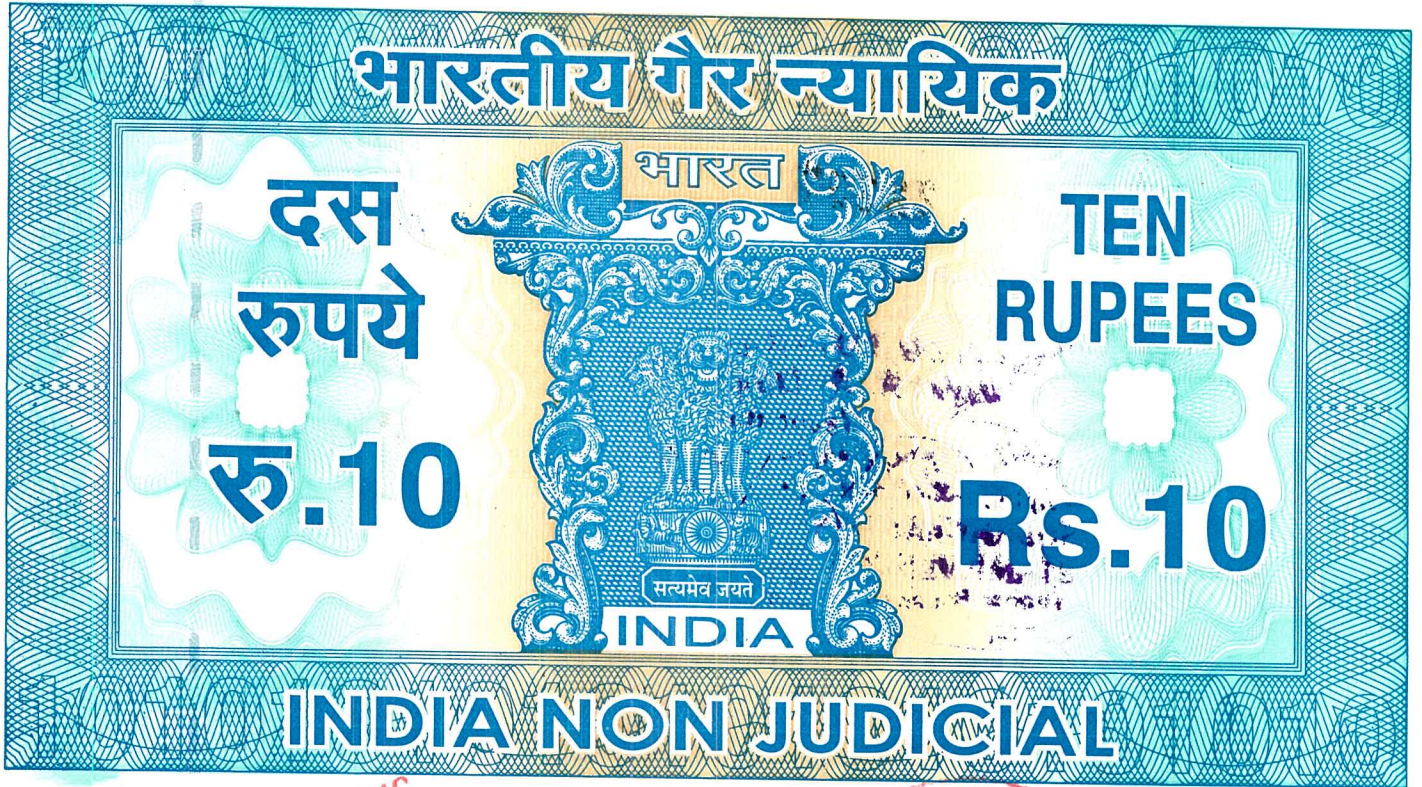


Sl. No. 13 Date.

250119



पश्चिम बंगाल  
BEFORE THE NOTARY PUBLIC  
GOVT. OF WEST BENGAL

WEST BENGAL

29AB 060435

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 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 :

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



250119

16 JAN 2019

22366

No.....Rs 10/- Date.....

Name: S. R. Das

Advocate

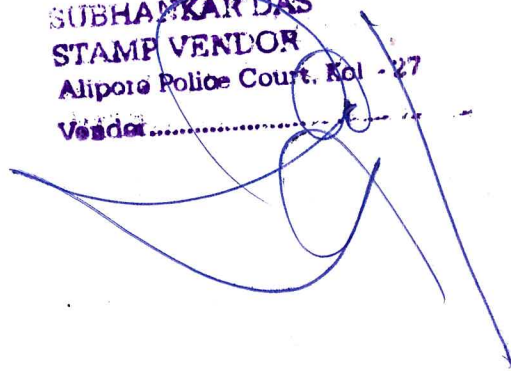
Address: Alipore Police Court, Kol-27  
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol - 27

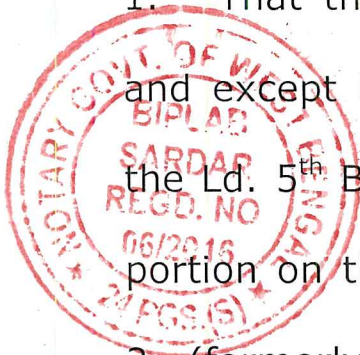
Vendor.....





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.

1. That the said land is free from all encumbrances save and except Ejectment Suit No. 160 of 2005 pending before the Ld. 5<sup>th</sup> 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.



250119

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

*Radhe Sanyal Banerjee*  
Authorized Signatory/Director

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.

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.

250119

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

*Radhe Suyen Panchari*  
Auth. Authorised Signatory/Director





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.



**P.S. GROUP REALTY PVT. LTD.**  
(Previously known as P.S. GROUP REALTY LTD.)  
*Radhe Sujan Banerjee*  
Authorised Signatory/Director

Deponent  
Identified by me  
Pradip Mitra  
(Adv)  
P/5/10/14  
25/1/19

### 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 25<sup>th</sup> day January, 2019

**P.S. GROUP REALTY PVT. LTD.**  
(Previously known as P.S. GROUP REALTY LTD.)  
*Radhe Sujan Banerjee*  
Authorised Signatory/Director

Deponent

Signature (S) Attested  
On Identification

**BIPLOB SARDAR, NOTARY**  
Regd. No. 06/2016  
Govt. of W. Bengal

25.01.19