

S. No. 12 Date



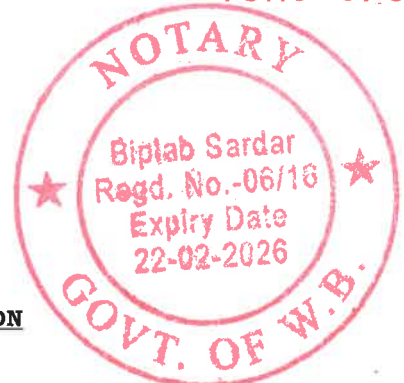
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

15AC 076906

BEFORE THE NOTARY PUBLIC
AT ALIPUR POLICE COURT

FORM 'B'

AFFIDAVIT CUM DECLARATION



Affidavit cum Declaration of Sri Radhe Shyam Pancharia, son of Bhanwar Lal Pancharia, aged about 53 years, working for gain at 1002, E M Bypass, Kolkata – 700 105, Police Station – Pragati Maidan, Post Office – Dhapa, duly authorized by the **PS GROUP REALTY PRIVATE LIMITED** (herein after referred to as a Promoter) promoter of the proposed project, vide an authorization dated **5th January, 2026**;



Radhe Shyam Pancharia

7 4 JAN 2026

013024

21 NOV 2025

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

Sold to - S. CHAKRABORTY (Adv.)

of-Alipore Judges Court, Kolkata-27


Sankar Das
Stamp Vendor

Alipore Police Court, Kolkata-27



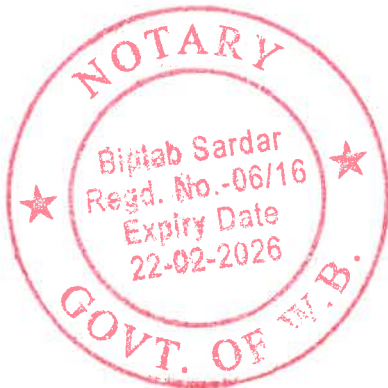
RECEIVED BY THE COURT
21 NOV 2025



21 NOV 2025

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

1. That Owners as mentioned in the Agreement for Sale have legal title to the land on which the development of the proposed project namely "NUMA" is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the Deed between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances save and except:
 - T.S. No. 1389 of 2023 (4th Court of Civil Judge, Senior Division at Alipore) - Plaintiff: Fung Fa Restaurant Cum Bar; Defendant: Tangra Enclave Pvt. Ltd.
 - MISC CASE/239/2022 (4th Civil Judge, Senior Division at Alipore) - Plaintiff: Tangra Enclave PVT LTD.; Defendant: Progressive Land Development Co. Pvt. Ltd.
3. That the time period within which the project shall be completed by promoter is 15th February, 2032.
4. That seventy per cent of the amounts realized by me/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.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts 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.
7. That the promoter shall get the accounts audited within six months 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.



14 JAN 2026

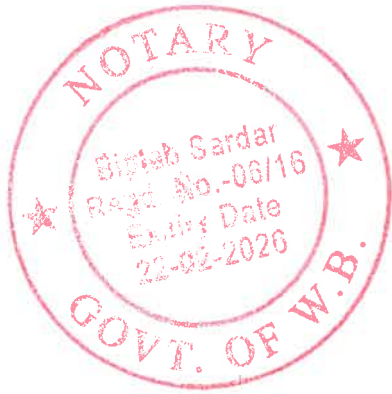
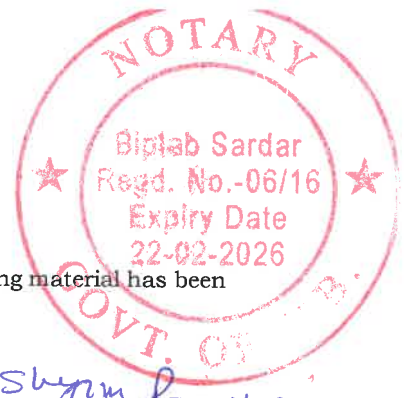
Radhe Shyam Pancharia
Deponent

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 _____ day
Of 2026.

Radhe Shyam Pancharis
Deponent



Identified by me
Advocate
Vibhakanta Chatterjee
Advocate
Alipore Police Court
Enri No-WB.2037/1999

Solemnly Affirmed & Declared
before me on Identification

BIPLAB SARDAR
NOTARY
Regd. No. 06/2016
Govt. of West Bengal

14 JAN 2026