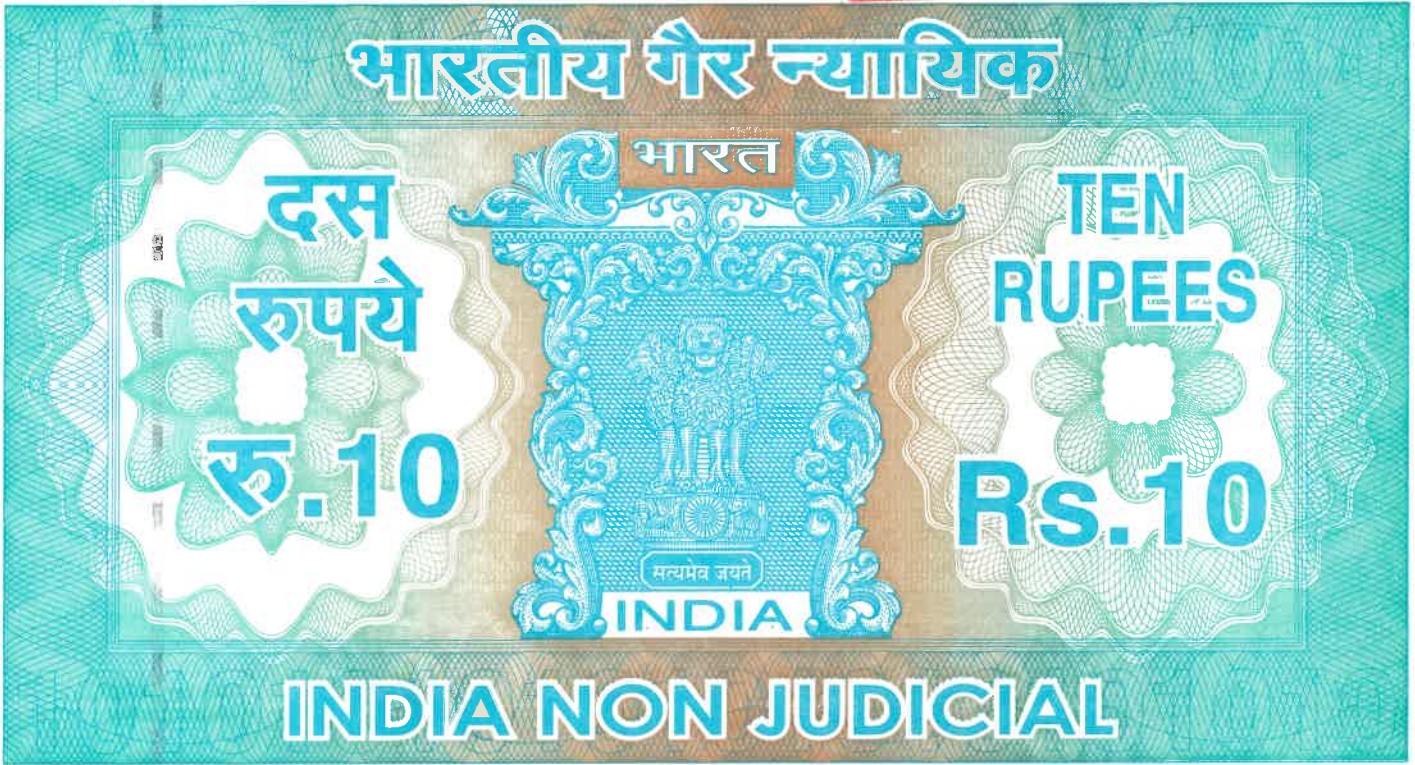


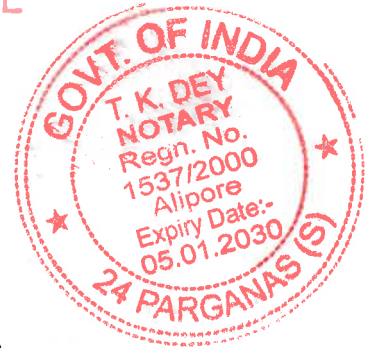
Serial No. A/ 106 1202 6.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

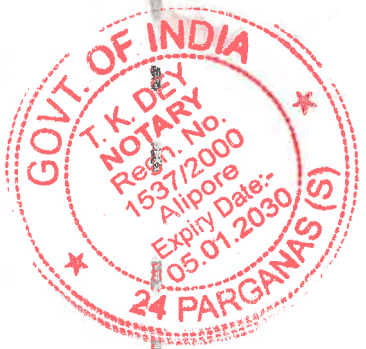
13AC 790964

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT



AFFIDAVIT

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 Front Block, Kolkata -700105 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 16th FEBRUARY, 2026;



Radhe Shyam Pancharia

23 APR 2026

SL. NO. 41359 DATE.....
NAME.....
ADD.....
AMT.....

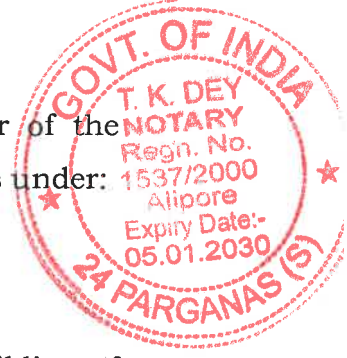
22 DEC 2025

BAPI DAS (Advocate)
Alipure Police Court
Kol-27



MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

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



1. The area of the subject land is 16296 Sq. Mt.
2. That the Promoter will commence construction of Office Building of Tower - 1 & Tower - 2 with G+12th Storied, and Basement + Podium G+3 Storied integrated with Block 1 and 2, comprising various units to be constructed, named as "**HARBOUR ONE**" ("**Project**").
3. That in some documents, the Project components are referred to as 'Towers' or 'Blocks'. It is hereby clarified that the terms 'Towers' and 'Blocks' are used interchangeably and shall have the same meaning.
4. That the Promoter has taken all approvals for the Project on the total subject land because partially it cannot be possible.
5. That the Promoter has to take the Sanction of the Project on the Total Subject Land because on a piecemeal basis is not possible.



Radhe Shyam Pancharia

(Radhe Shyam Pancharia)

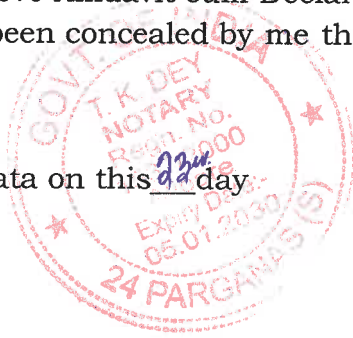
Deponent

12 3 APR 2026

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 23rd day
April of 2026.



Radhe Shyam Pancharia

(Radhe Shyam Pancharia)

Deponent



Solemnly Affirmed & Declared
before me on identification

Identified by me
Apik Pal
Advocate

T.K. De
T. K. De, Notary
Alipore Judges'/Police Court, Cal-27
Reg. No. 1537/2000, Govt. of India

23 APR 2026