

भारतीय गैर न्यायिक

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रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



96AB 822439

FORM B

[See rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Radhe Shyam Saini, (PAN: ATAPS2708J) son of Motilal Saini, age about 56 years, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Ward 1, Chandmari Road, Khetri, Jhunjhunu, Rajeshthan - 333503, authorized signatory of the promoter (**KIWI REALTY PRIVATE LIMITED**) for the proposed project "**THE 33**" situated at Premises No. 33, Bepin Behary Ganguly Street, Ward No: 046 under KMC, P.O. & P.S- Bowbazar, Kolkata- 700012, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 24/12/2024;

I, Radhe Shyam Saini authorized signatory of the (promoter) **KIWI REALTY PRIVATE LIMITED**, a Private Limited Company incorporated under companies Act, 1956 having CIN No.: U70109WB2022PTC252415 & PAN No.: AAJCK4028Q and its registered office at HA-153, Sector 3, Salt Lake, Purbachal, P.O.- IB Market, P.S.- Bidhannagar South, Kolkata- 700097, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

KIWI REALTY PVT. LTD.

Authorised Signatory

REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
C.M.M's. Court  
Kolkata - 700 001

24 DEC 2024

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MD. N. Haque Ach

277 - B.B.G. St

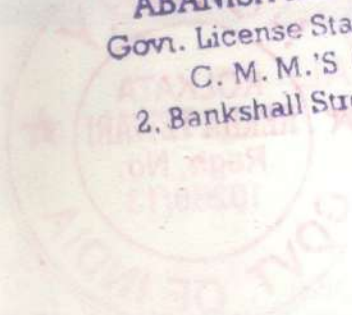
Kol-12

26 JUN 2024

Rs.....

C.M.M.'S Court  
2, Bankshall Street, Kol-1

ABANISH KUMAR DAS  
Gov. License Stamp Vendor  
C. M. M.'S Court  
2, Bankshall Street, Kol



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14 Dec 2024

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1. (a) **Amritlal Karamchand Shah alias Amritlal** (PAN- AKFPS0420D) son of Late Karamchand Lalchand Shah by Faith - Jain, by Nationality - Indian, by Occupation - Business, residing at 27, Allenby Road, near Northern Park, P.O. & P.S.- Bhowanipore, Kolkata- 700020, (b) **Rasiklal Karamchand Shah** (PAN- AAHPS2082B) son of Late Karamchand Lalchand Shah by Faith - Jain, by Nationality - Indian, by Occupation - Business, residing at The Imperial, North Tower, 3007, B.B. Nakashe Marg, Near A.C. Market, Tulsiwinti, Mumbai, Maharashtra- 400034 presently residing at 27, Allenby Road, near Northern Park, P.O. & P.S.- Bhowanipore, Kolkata- 700020 and (c) **Nirmal Gulabchand Shah** (PAN- AAUPS1198K) son of Late Gulabchand Karamchand Shah by Faith - Jain, by Nationality - Indian, by Occupation - Business, residing at 33, Chitrakoot, Altamount Road, Cumballa Hill, Mumbai, Maharashtra- 400026 presently residing at 27, Allenby Road, near Northern Park, P.O. & P.S.- Bhowanipore, Kolkata- 700020, has a legal title to the land on which the development of the project is proposed.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by us/promoter is 30/12/2030.

4. That seventy percent of the amounts realised by us/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 schedule 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, we / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That, we / promoter shall take all the pending approvals on time from the competent authorities

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

KIWI REALTY PVT. LTD.

  
Authorised Signatory

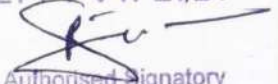
**REKHA TEWARI**  
NOTARY  
Regn. No.- 10288/13  
C.M.M's. Court  
Kolkata - 700 001

**24 DEC 2024**

10. That, we / 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.



KIWI REALTY PVT. LTD.

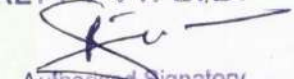
  
Authorized Signatory  
Deponent

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 24 December, 2024


KIWI REALTY PVT. LTD.

  
Authorized Signatory  
Deponent

Identified by me  
Narayan Ch. Saha

  
Advocate  
C.M. Court, Kolkata-1  
Enrollment No. WB/305/1989

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

  
REKHA TEWARI  
NOTARY

REKHA TEWARI  
NOTARY  
Regn. No.- 10288/13  
C.M.'s. Court  
Kolkata - 700 001

24 DEC 2024