

WEST BENGAL 24AC 518783

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. Ovaish Kalim, (PAN: HXJPK8838K), son of Firdous Kalim, age about 26 years, by Faith – Islam, by Nationality - Indian, by Occupation - Business, residing at 61, Ripon Street, P.O & P.S.- Park Street, Kolkata- 700016, Designated Partner of the promoter (**KALIM VENTURE LLP**) of the proposed project "**KALIM ASPIRE**" situated at Premises No. 30-6, Fazlul Haque Sarani, Ward No. 064 under KMC, P.O. Ballygunge, P.S. Karaya, District- South- 24 Parganas, Kolkata- 700017, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 19/03/2026;

I, Ovaish Kalim Designated Partner of the (promoter) **KALIM VENTURE LLP**, having PAN No: AAYFK4706F and registered office at 63, Rafi Ahmed Kidwai Road, 2nd Floor, Ward No. 062 under KMC, P.O & P.S.- Park Street, Kolkata-700016, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

19 MAR 2026

1. **SHAI DUL ISLAM** (PAN – AA EPI6927L), son of Abdul Islam, by Faith – Islam, by Nationality – Indian, by Occupation- Business, residing at 9, Miajan Ostagar Lane, P.O. Jhowtala, P.S. Karaya, Kolkata- 700017, has a legal title to the land on which the development of the project 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 promoter for development of the real estate project is enclosed herewith.

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 29/08/2028.

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.

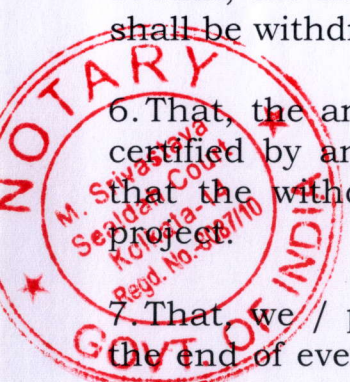
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

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.



9 MAR 2026

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.

KALIM VENTURE LLP

Raish Koli
Designated Partner

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 19th March, 2026.

KALIM VENTURE LLP

Raish Koli
Designated Partner

Deponent

ATTESTED BY ME

M. Srivastava
M. SRIVASTAVA
Notary Govt. of India
Regd. No. 8087/10
Sealdah Court, Kolkata
Valid till 06/2030



Subir K. Majumdar
SUBIR KR. MAJUMDAR
Advocate
E. No. W.B.-957/1985
Sealdah Court
Kolkata-700014

19 MAR 2026