

भारतीय गैर न्यायिक

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रुपये

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भारत



INDIA

TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL



WEST BENGAL

REG. NO.-88/07  
VAL. UP TO  
27 TH FEB-2022  
TO 26 FEB-2027  
ROOM NO.-101

923171

**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. Firdous Kalim, (PAN: ALKPK8786E), son of Late Md. Kalimuddin, age about 52 years, by Faith – Islam, by Nationality - Indian, by Occupation - Business, residing at 61, Ripon Street, P.O & P.S.- Park Street, Kolkata- 700016, Director of the promoter (**M/S. KALIM ESTATES PRIVATE LIMITED**) of the proposed project "**KALIM ORCHARD**" situated at Premises No. 21A/2, Rajab Ali Lane, Ward No: 78 under KMC, P.O.- Kidderpore, P.S- Ekbalpore, Distict: South 24 Parganas, Pin Code- 700023, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 30 /01/2026;

I, Firdous Kalim Director of the promoter (**M/S. KALIM ESTATES PRIVATE LIMITED**), a Private Limited Company incorporated under companies Act, 1956, having CIN No.: U70102WB2013PTC195641 & PAN No: AAECV5145N and registered office at 63, Rafi Ahmed Kidwai Road, 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:

30 JAN 2026

1. **YSA Construction**, a Partnership Firm having PAN- AACEY8410G and having its registered office at Premises No. 4/M, Rajab Ali Lane, P.O.- Kidderpore, P.S- Ekbalpore, Distict: South 24 Parganas, Pin Code- 700023 represented by its Partner namely **(a) Sk. Aminul Haque** (PAN- ABPPH5658F), son of Late Sheikh Rabiul Haque, **(b) Savara Khatoon** (PAN- DYEPK0980C), wife of Late Sheikh Rabiul Haque, and **(c) Reshma Haque** (PAN - AERPH1937C), wife of Sk. Animul Haque, all are by Faith - Islam, all by Nationality - Indian, all by Occupation- Business, all are residing at Premises No. 5/1, Rajab Ali Lane, P.O.- Kidderpore, P.S.- Ekbalpore, Kolkata- 700023 have/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 05/05/2028.

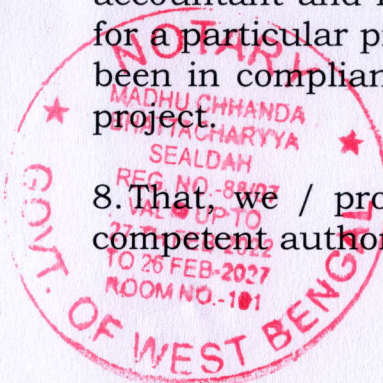
4. That seventy percent of the amounts realised by us/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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



30 JAN 2026

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

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 ESTATES (P) LTD.  
*[Signature]*  
Director

Deponent

Verification

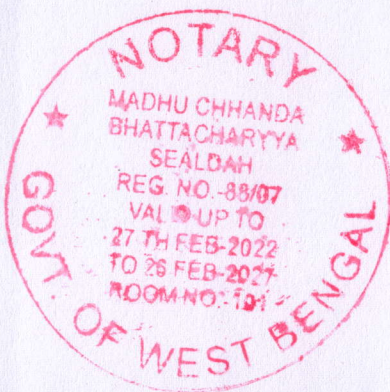
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at Kolkata on this day of 30<sup>th</sup> January, 2026.

KALIM ESTATES (P) LTD.  
*[Signature]*  
Director

Deponent

Identified by Mr.  
*[Signature]*  
Advocate



ATTESTED BY ME  
*[Signature]*

M. C. BHATTACHARYYA  
NOTARY  
Govt. of W.B.  
Regn. No. - 88/07

30 JAN 2026