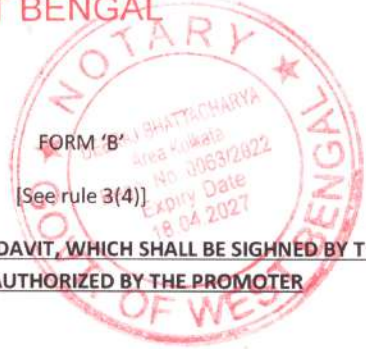


8/5/2023



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

Affidavit cum Declaration of I **Mr. SYED ABRAR IMAM** being authorized Signatory of ATK Realtors LLP of the proposed project- **KALIM ZEUS**, vide his authorization dated 07.05.2023.

I, **Mr. SYED ABRAR IMAM** being authorized Signatory of ATK Realtors LLP of the proposed project do hereby solemnly declare, undertake and state as under:

1. **ATK REALTORS LLP** have/has a legal title to the land on which the development of the proposed project is to be carried out

AND

ATK Realtors LLP

[Signature]
Designated Partner

[Signature]
Debraj Bhattacharya
Notary, Govt. of W.B.
Regd. No. 0063/2022
Bankshall Court, Calcutta

08 MAY 2023

135608

.....
SOLD TO.....
OF.....
RS.....
JAYDEB CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO 351RS2018

ATPAM SEN CHOWDHURY
Advocate
Kolkata
West Bengal
Kolkata
West Bengal
Kolkata
West Bengal

16 MAR 2023

16 MAR 2023

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.

1. That the said land is free from all encumbrances.
OR
That details of encumbrances N.A including details of any rights, title, interest or name of any party in or over such land, along with details.
2. That the time period within which the project shall be completed by me/promoter is **31.12.2027**.
3. That seventy per cent of the amounts realised 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. that I / 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.
6. That I / promoter shall take all the pending approvals on time, from the competent authorities.
7. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
8. That I / 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.


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 4.30 P.M. on this 07th May 2023.

ATK Realtors LLP
Deponent

Designated Partner

ATK Realtors LLP
Deponent

Designated Partner

Signature/s of the Executant/s
are Attested on the Identification
of the Advocate



Debraj Bhattacharya
Notary
Notary, Govt. of W.B.
Regd. No. 0063/2022
Bankshall Court, Calcutta

08 MAY 2023

Identified by me

Soma Dutta
Advocate
C.M.M. Court, Kolkata
Regn. No.- F-1496/21