

LAXMI KUNJ REALTY PVT. LTD.

95/2C, Cossipore Road, Kolkata – 700 002

CIN : U45100WB2015PTC207135

Phone : +91 33 2557 3245, 2557 2885

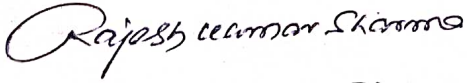
To
The Authority
WBRERA
Kolkata
West Bengal

Date: 24.04.2023

Dear Sir/ Mam,

We do not have any real estate agents associated with us in our project "Laxmi Gloria"

For Laxmi Kunj Realty Pvt. Ltd.
LAXMI KUNJ REALTY PVT. LTD.



(Rajesh Kumar Sharma) **Director**

(Authorized Signatory)

LAXMI KUNJ REALTY PVT. LTD.

95/2C, Cossipore Road, Kolkata – 700 002

CIN : U45100WB2015PTC207135

Phone : +91 33 2557 3245, 2557 2885

To

The Authority
WBREDA
Kolkata
West Bengal

Date: 24/04/2023

Dear Sir/ Mam,

The number of open parking areas available in our project "Laxmi Gloria" is stated below.

Type	
Location	Covered
Ground Floor	18
Total	18

For Laxmi Kunj Realty Pvt. Ltd.

LAXMI KUNJ REALTY PVT. LTD.

Rajesh Kumar Sharma

(Rajesh Kumar Sharma) **Director**

(Authorized Signatory)

LAXMI KUNJ REALTY PVT. LTD.

95/2C, Cossipore Road, Kolkata - 700 002

CIN : U45100WB2015PTC207135

Phone : +91 33 2557 3245, 2557 2885

To

The Authority
WBRERA
West Bengal
Kolkata

Sir,

Sub: Non Encumbrance in our project/land.

This is to certify that we do not have any encumbrance on our project "Laxmi Gloria".

Place: Kolkata

Date: 24/04/2023

For Laxmi Kunj Realty Pvt. Ltd.

LAXMI KUNJ REALTY PVT. LTD.

Rajesh Kumar Sharma

(Rajesh Kumar Sharma) Director

(Authorized Signatory)

LAXMI KUNJ REALTY PVT. LTD.

95/2C, Cossipore Road, Kolkata – 700 002

CIN : U45100WB2015PTC207135

Phone : +91 33 2557 3245, 2557 2885

Date:

DECLARATION

This is to certify that the promoter is the owner of the land on which development is proposed and thus there is no collaboration agreement, development agreement, joint development agreement or any other agreement entered into between promoter and such owner. Other copies of title and other documents reflecting the title of such owner on the land proposed to be developed is attached with the title deeds.

For Laxmi Kunj Realty Pvt. Ltd.
LAXMI KUNJ REALTY PVT. LTD.



Director

(Rajesh Kumar Sharma)

(Authorized Signatory)

Place: Kolkata

Date:

LAXMI KUNJ REALTY PVT. LTD.

95/2C, Cossipore Road, Kolkata – 700 002

CIN : U45100WB2015PTC207135

Phone : +91 33 2557 3245, 2557 2885

To

Date: 24/04/2023

The Authority
WBRERA
West Bengal
Kolkata

Sir,

We do not have any garage facilities in our project "Laxmi Gloria".

For Laxmi Kunj Realty Pvt. Ltd.
LAXMI KUNJ REALTY PVT. LTD.

Rajesh Kumar Sharma

Director

(Rajesh Kumar Sharma)

(Authorized Signatory)

LAXMI KUNJ REALTY PVT. LTD.

95/2C, Cossipore Road, Kolkata – 700 002

CIN : U45100WB2015PTC207135

Phone : +91 33 2557 3245, 2557 2885

To
The Authority
WBREDA
Kolkata

Date: 24/04/2023

Subject: Declaration of not requiring Fire Noc.

Dear Sir,

This is to inform you that our project "Laxmi Gloria" does not require NOC for Fire Clearance, as it is below the specified limit.

Thanking you,

For Laxmi Kunj Realty Pvt. Ltd.

LAXMI KUNJ REALTY PVT. LTD.

Rajesh Kumar Sharma

(Rajesh Kumar Sharma) **Director**

(Authorized Signatory)

LAXMI KUNJ REALTY PVT. LTD.

95/2C, Cossipore Road, Kolkata – 700 002

CIN : U45100WB2015PTC207135

Phone : +91 33 2557 3245, 2557 2885

Date: 06/04/2023

To
The Authority
WBRERA
West Bengal
Kolkata

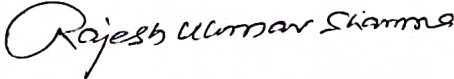
Subject: Declaration of not requiring Environment Clearance NOC

Dear Sir,

This is to inform you that our project "Laxmi Gloria" does not require NOC for Environment Clearance, as it is below the specified limit.

Thanking you,

For Laxmi Kunj Realty Pvt. Ltd.
LAXMI KUNJ REALTY PVT. LTD.



(Rajesh Kumar Sharma) **Director**

(Authorized Signatory)

LAXMI KUNJ REALTY PVT. LTD.

95/2C, Cossipore Road, Kolkata – 700 002

CIN : U45100WB2015PTC207135

Phone : +91 33 2557 3245, 2557 2885

To
The Authority
WBRERA
Kolkata
West Bengal

Date: 24/04/2023

Dear Sir/ Mam,

Details of the contractors, architect, structural engineer, if any and other persons concerned with the development for the proposed project.

L.B.S:

S.No.	Name	Address	Contact No.	Email ID

Structural Engineer:

S.No.	Name	Address	Contact No.	Email ID

For Laxmi Kunj Realty Pvt. Ltd.
LAXMI KUNJ REALTY PVT. LTD.



Director

(Rajesh Kumar Sharma)

(Authorized Signatory)

LAXMI KUNJ REALTY PVT. LTD.

95/2C, Cossipore Road, Kolkata - 700 092

CIN : U45100WB2015PTC207135

Phone : +91 33 2557 3245, 2557 2885

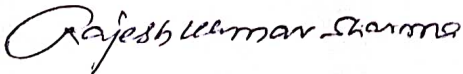
Date: 06/04/2023

To
The Authority
WBRERA
Kolkata
West Bengal

Declaration of not requiring NOC from Airport Authority of India

According to the guidelines laid down in the Airport Authority of India (AAI), it is not mandatory to obtain clearance from AAI for the project "Laxmi Gloria".

For Laxmi.Kunj Realty Pvt. Ltd.
LAXMI KUNJ REALTY PVT. LTD.



(Rajesh Kumar Sharma) **Director**

(Authorized Signatory)

LAXMI KUNJ REALTY PVT. LTD.

95/2C, Cossipore Road, Kolkata – 700 002

CIN : U45100WB2015PTC207135

Phone : +91 33 2557 3245, 2557 2885

AFFIDAVIT-CUM-DECLARATION

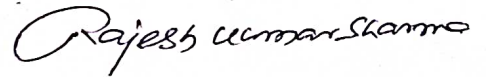
I, Rajesh Kumar Sharma Son of Sri Laxmi Narayan Sharma aged about 44 years, **Director of Laxmi Kunj Realty Pvt. Ltd.**, R/o 6B, Mohit Maitra Sarani, 2nd Floor, Bagh Bazar, Kolkata, 700003 promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project Laxmi Gloria is situated at 348, Maharaja Nanda Kumar Road(North), Kolkata - 700035
2. That Baranagar Municipality has approved sanction plan for the project Laxmi Gloria vide approval number SWS-OBPAS/2103/2022/0490 Dt. 04.01.2023
3. That the promoter will abide by the provisions contained in *Section 17 of Real Estate (Regulation & Development) Act, 2016 read with clause (n) of Section 2 relating to 'Common Area'*. In case any contradiction arises in the future the deponent will be responsible for it.

Deponent

FOR Laxmi Kunj Realty Pvt. Ltd.

LAXMI KUNJ REALTY PVT. LTD.



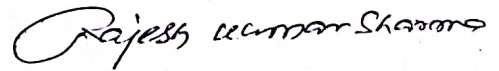
(Rajesh Kumar Sharma) **Director**

(Authorized Signatory)

VERIFICATION

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

LAXMI KUNJ REALTY PVT. LTD.



Deponent **Director**

LAXMI KUNJ REALTY PVT. LTD.

95/2C, Cossipore Road, Kolkata – 700 002

CIN : U45100WB2015PTC207135

Phone : +91 33 2557 3245, 2557 2885

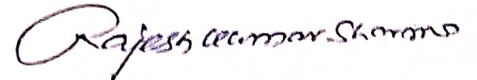
TO WHOMSOEVER IT MAY CONCERN

I, Rajesh Kumar Sharma Son of Sri Laxmi Narayan Sharma aged about 44 year, Director of Laxmi Kunj Realty Pvt. Ltd., R/o 6B, Mohit Maitra Sarani, 2nd Floor, Bagh Bazar, Kolkata, 700003 promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Agreement for sale/Bullder buyer agreement of our Project Laxmi Gloria is in accordance to Annexure A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.
2. That none of terms and conditions of the Agreement to sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & West Bengal Real Estate (Regulation & Development) Rules, 2021.
3. That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 & West Bengal Real Estate (Regulation & Development) Rules, 2021 in that case provisions of Act & Rules shall prevail in those cases.
4. That if any contradiction arises in the future the deponent will be responsible for it.

Deponent

FOR Laxmi Kunj Realty Private Limited
LAXMI KUNJ REALTY PVT. LTD.



(Rajesh Kumar Sharma)

(Signature of Authorized Signatory)

LAXMI KUNJ REALTY PVT. LTD.

95/2C, Cossipore Road, Kolkata – 700 002

CIN : U45100WB2015PTC207135

Phone : +91 33 2557 3245, 2557 2885

FORM-B

[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Rajesh Kumar Sharma promoter of the proposed project vide its authorization dated _____:

I, Rajesh Kumar Sharma Son of Late Sri Laxmi Narayan Sharma aged about 44 years R/o 6B, Mohit Maitra Sarani, 2nd Floor, Bagh Bazar, Kolkata, 700003 promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Laxmi Kunj Realty Pvt. Ltd. has a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 03-01-2026.
4. That seventy per cent of the amounts realised by the 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.
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 only 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 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

LAXMI KUNJ REALTY PVT. LTD.

Rajesh Kumar Sharma

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 _____ on this ____ day of _____.

LAXMI KUNJ REALTY PVT. LTD.

Rajesh Kumar Sharma

Deponent Director

LAXMI KUNJ REALTY PVT. LTD.

95/2C, Cossipore Road, Kolkata – 700 002

CIN : U45100WB2015PTC207135

Phone : +91 33 2557 3245, 2557 2885

To

Date:24/04/2023

The Authority
WBRERA
West Bengal
Kolkata

Dear Sir,

In the project "Laxmi Gloria" the plan of development works to be executed and the proposed facilities to be provided thereof are stated as below.

Project Specifications:

1. Fire-Fighting: Not applicable in the project.
2. Drinking-Water Facility : Municipality water supply and boring water.
3. Emergency Evacuation services: Staircases are provided in the project.
4. Use of Renewable Energy: Not applicable in the project.

For Laxmi Kunj Realty Pvt. Ltd.

LAXMI KUNJ REALTY PVT. LTD.

Rajesh Kumar Sharma

(Rajesh Kumar Sharma)

Director

(Authorized Signatory)