



পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST - NORTH 24 PARGANAS

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Kousick Guptaduly authorized by the promoter of the proposed project Karma Residence vide its authorization dated 08/07/2025.

I, Kousick Gupta S/o Arjun Gupta aged 36 Years R/o 68/C Narkeldanga Main Road Kankurgachi, Kolkata-700054 duly authorized by the promoter of the proposed project Karma Residence, do hereby solemnly declare, undertake and state as under:



18 SEP 2025

No. 1715 Date 08-09-25

Rupees 10/-

Name 08 SEP 2025

Address _____

Vendor _____

KRISHNA C. PAUL KAYAL
STAMP VENDER
A.D.S.R.O. Matla South 24 Pgs

MANOJ BASU

Advocate

Enrolment No. F-247/2006
Bidhan Nagar Court
Kolkata-700091



2

1. That Skkarma Construction Private Limited 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 promoter is 07.07.2030.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.



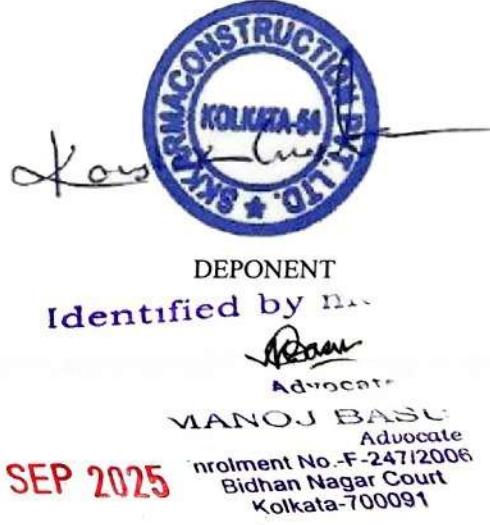
VERIFICATION

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

Verified at Bidhannagar on this 18th Sep day of 2025.



ATTESTED
S. CHAUDHURI
★ NOTARY ★
GOVT OF INDIA
Regd No -6584/08
Bidhannagar Court
District -North 24 Pgs



18 SEP 2025