

SL. NO.....937/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল 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. 1915 Date 02-02-25

Rupees 101

Name 02 SEP 2025

Address

Vendor

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

MANOJ BASU

Advocate  
Enrolment No-P-247/2006  
Bidha Nagar Court  
Kolkata-700091

1. That s  
the  
2.

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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.




 DEPONENT

### VERIFICATION

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


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

  
**ATTESTED**  
**S. CHAUDHURI**  
 ★ NOTARY ★  
 GOVT OF INDIA  
 Regd No -6584/08  
 Bidhanr.agar Court  
 Dist -North 24 Pas



 DEPONENT

Identified by me

  
 Advocate  
**MANOJ BASU**  
 Advocate  
 enrolment No.-F-247/2006  
 Bidhan Nagar Court  
 Kolkata-700091

**18 SEP 2025**