

S. No.....*58*...Date



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT ALLU : POLICE COURT



0664 695658

Affidavit cum Declaration

Affidavit cum Declaration of Harsh Bihani, son of Mr. Sushil Kumar Bihani, aged about 32 years, R/o 18/1B, Hindustan Road, Kolkata-700 029, duly authorized by the promoter KAIL Ltd. of the proposed project 'World Trade Center NDDTA (Tower-I)' at Plot No. 1, Block-BP, Sector-V, Salt Lake, P.S. Electronics Complex, Kolkata-700 091, vide its authorization dated 30.01.2025.

I, Harsh Bihani, as Authorised Signatory of the promoter of the project 'World Trade Center NDDTA (Tower-I)' do hereby on behalf of the promoter solemnly declare, undertake and state as under:

That KAIL Ltd. have a leasehold interest to the land on which the development of the proposed project is to be carried out

AND
a legally valid authentication of the said leasehold interest of such land is enclosed herewith.

KAIL LIMITED

contd...2

Harsh Bihani

Authorised Signatory

17 APR 2025



7 FEB 2025

9087

No.	Date
Name	
Address	

B. C. LAHIRI
Advocate
Alipore Police Court
Kolkata - 700 027

Pijush Kanti Chakraborty
Licence Stamp Vendor

Alipor Police Coun
Kolkata-700 021

[illegible]

大正十三年

Violence against women

(2)



That the said land is free from all encumbrances.

That the time period within which the project shall be completed by the promoter is 31st December 2026.

That seventy per cent of the amounts realised by 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.

That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

That promoter shall take all the pending approvals on time, from the competent authorities.

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

That promoter shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.



KAIL LIMITED

Hansu Bishnoi
Authorised Signatory
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 this 17th day of April, 2025.

KAIL LIMITED

Hansu Bishnoi
Authorised Signatory
Deponent

Solemnly Affirmed & Declare
before me on Identification

[Signature]

S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 325/97 Govt. of India

Identified by me

[Signature]
Advocate

Advocate

Alipore Police Court
Enr. No-WB/2037/1999

17 APR 2025