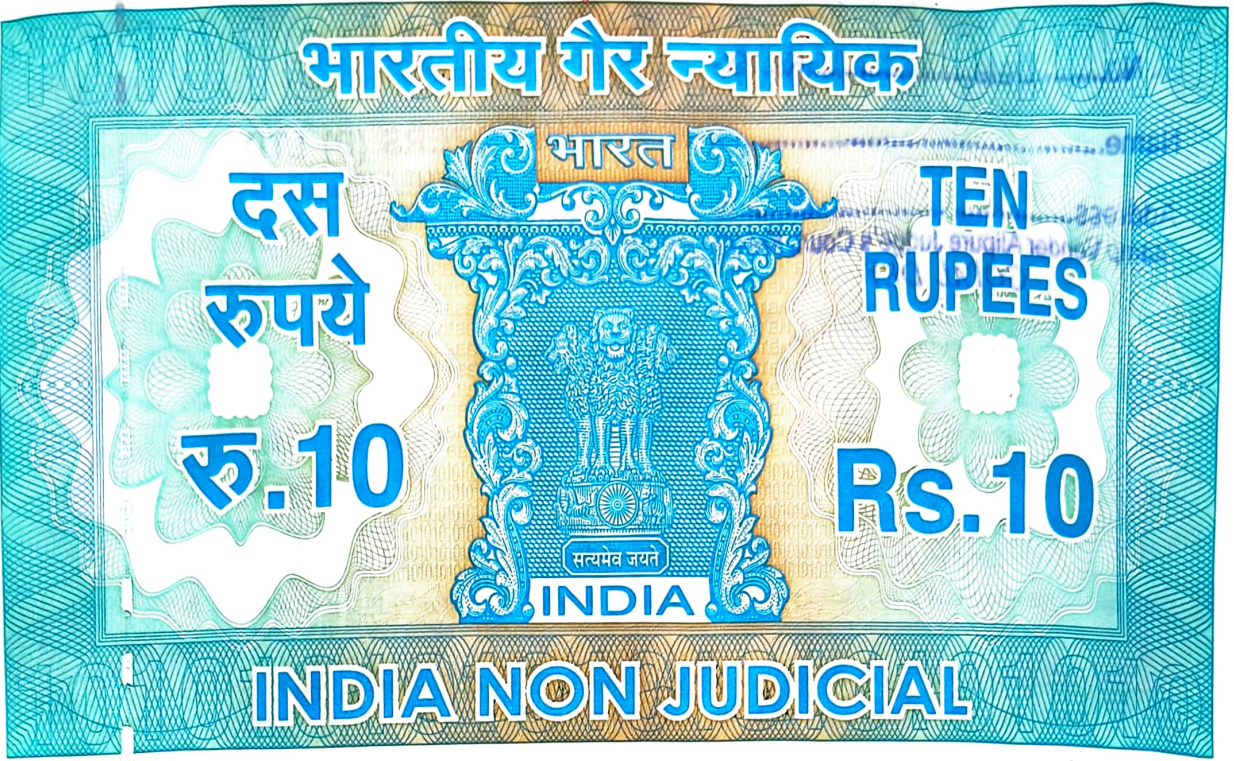


22 JUN 2026
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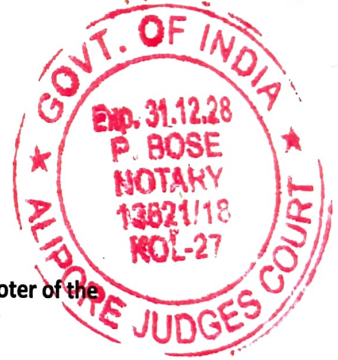
अभिचयदण पश्चिम बंगाल WEST BENGAL

19AC 000415

BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700027

FORM-B
[See rule 3(4)]

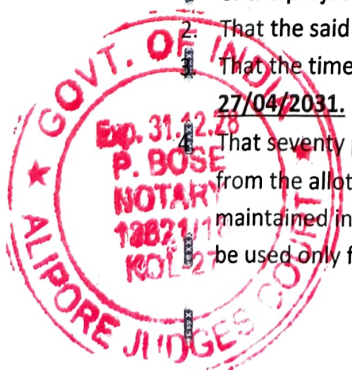
AFFIDAVIT CUM DECLARATION



Affidavits cum Declaration of Lun karan Dharewa duly authorized by the promoter of the proposed project Imperia Heights vide its authorization dated

I, Lun Karan Dharewa S/o Late Mohan Lal Dharewa aged 67 Years R/o at THE PRIME, 32, S.P Mukherjee Road, Kolkata – 700 025 duly authorized by the promoter of MLK Developers Pvt Ltd, 24, Ashutosh Mukherjee Road, Kolkata – 700 020 duly authorized by the promoter of the proposed project "Imperia Heights", do hereby solemnly declare, undertake and state as under:

1. That MLK Developers Private Limited has 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 27/04/2031.
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.



22 JUN 2026

For MLK Developers Pvt. Ltd.
Lun Karan Dharewa
Director

71. 16/6/2022
Sl. No. Date Rs. 10/-

Name MLK DEVELOPERS (P) LTD.

Address 24 ASHUTOSH MUKHERJEE ROAD

Stamp Vender Alipure Judge's Court, Kol-27
GOPAL DEY

KOLATA-700 020

Gopal Dey

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

For MLK Developers Pvt. Ltd.
Len Karan Shrivastava
Director

Deponent

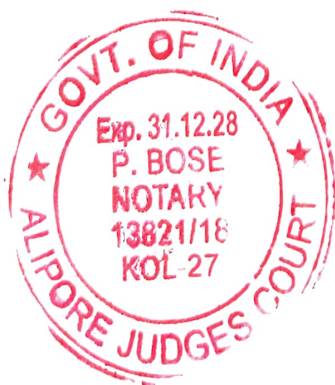
Verification

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

For MLK Developers Pvt. Ltd.
Len Karan Shrivastava
Director

Verified by me at Kolkata on this 16th day of June, 2026

Deponent



Solemnly declared and affirmed
Alipore Judges Court, Kol-27
Identification at.....
Under Notaries Act.

Pramita Bose

P. Bose
Notary Govt. of Ind
13821/

22 JUN 2026