



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

09AC 433567

BEFC - THE NOTARY PUBLIC
AT ALIPORE POLICE COURT

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY
PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mrs. Swapna Ray Director of M/s KPC Residency Private Limited, the
Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide
its/his/their authorization dated 30th June 2025.

I, Mrs. Swapna Ray Director of M/s KPC Residency Private Limited, the Promoter of the proposed
project / duly authorized by the promoter of the proposed project / duly authorized by the promoter
of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/promoter have / has a legal title to the land on which the development of the project is
proposed AND a legally valid authentication of title of such land along with an authenticated
copy of the agreement between such owner and promoter for development of the real estate
project is enclosed herewith being registered in the office of Additional Registrar of Assurance -
IV, Kolkata in Book-1. Volume Number 1904-2025 page from 397635 to 397694 being no
190408982 for the year 2025

2. That the said land is free from all encumbrances.

Swapna Ray

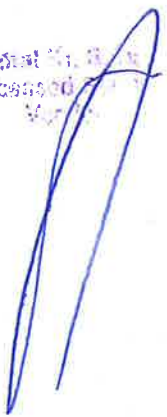
18 JUL 2025

75103

No.
Name : A. K. DAS, Advocate
Address : High Court, Calcutta
Kolkata - 700001

Kolkata Collectorate
1, Netaji Subhas Rd.,
Kolkata-1

Advt. No. ...
Licensed ...



JUN 2025



19 JUL 2025

3. That the time period within which the project shall be completed by me/promoter is 31st Day of July 2027.
4. That seventy per cent of the amounts realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / 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.

KPC RESIDENCY PRIVATE LIMITED

Swapna Ray
Deponent Director

Verification

I, Mrs. Swapna Ray daughter of Late Kali Pada Chowdhury Resident of E – 01, New Garia Dev. Co-op Housing Society Ltd, New Garia, Panchasayar, Kolkata-700 094 do solemnly affirm that 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** on this 18th day of July 2025

Solemnly Affirmed & Declared
Before me on Identification

B. K. NASKAR, Notary
Alipore Police Court, Kol.-27
Regn. No.- 102 / 2007
Govt. of West Bengal

Identified by me

Advocate

KPC RESIDENCY PRIVATE LIMITED
Swapna Ray
Deponent Director

18 JUL 2025