



KPC RESIDENCY PRIVATE LIMITED

REGD. OFFICE : 1F RAJA S. C. MULLICK ROAD, JADAVPUR, KOLKATA-700 032

CIN : U45400WB2011PTC161736

ULC NON-APPLICABILITY CLARIFICATION / DECLARATION

TO WHOMSOEVER IT MAY CONCERN

This is to declare and certify that the provisions of ULC clearance is not applicable on our Land for the Project **KPC HARMONY** situated at 354, Prantik Pally, Rajdanga Main Road, under Ward No. 107 of KMC, Kolkata – 700107, WB, India, as the Owner of the Land is Govt. of West Bengal, through is Parastatal, namely KMDA, as the provisions of ULC Clearance does not apply on Govt. or its Parastatals, the same has been clearly mentioned in Section 19(1) of THE URBAN LAND (CEILING AND REGULATION) ACT, 1976.

Section 19

"Chapter not to apply to certain vacant lands. (1) Subject to the provisions of subsection (2), nothing in this Chapter shall apply to any vacant land held by- (i) the Central Government or any, State Government, or any local authority or any Corporation established by or under a Central or Provincial or State Act or any Government company as defined in section 617 of the Companies Act, 1956; (1 of 1956.) (ii) any military, naval or air force institution; (iii) any bank. Explanation-In this clause, "bank" means any banking company as defined in clause (c) of section 5 of the Banking Regulation Act, 1949, (10 of 1949.) and includes- (a) the Reserve Bank of India constituted under the Reserve Bank of India Act, 1934; (2 of 1934.) (b) the State Bank of India constituted Reserve Bank of India Act, 1934; (2 of 1934.) (b) the State Bank of India constituted under the State Bank of India Act, 1955; (23 of 1955.) (c) a subsidiary bank as defined in the State Bank of India (Subsidiary Banks) Act, 1959; (38 of 1959.) (d) a corresponding new bank constituted under section 3 of the Banking Companies (Acquisition and Transfer of Under- takings) Act, 1970; (5 of 1970.) (e) the Industrial Finance Corporation of India, established under the Industrial Finance Corporation Act, 1948 (15 of 1948.) the Life Insurance Corporation of India, established under the Life Insurance Corporation Act, 1956, (31 of 1956.) the Unit Trust of India, established under the Unit Trust of India Act, 1963, (52 of 1963.) the Industrial Development Bank of India Act, 1964, (18 of 1964.) the Industrial Credit and Investment Corporation of India, the Industrial Reconstruction Corporation of India and any other financial institution which the Central Government or the State Government concerned may, by notification in the Official Gazette, specify in this behalf; (iv) any public charitable or religious trust (including wakf) and required and used for any public charitable or religious purposes: Provided that the exemption under this clause shall apply only so long as such land continues to be required and used for such purposes by such trust; 211 (v) any co-operative society, being a land mortgage bank or a housing co-operative society, registered or deemed to be registered under any law relating to co-

operative societies for the time being in force: Provided that the exemption under this clause, in relation to a land mortgage bank, shall not apply to any vacant land held by it otherwise than in satisfaction of its dues; (vi) any such educational, cultural, technical or scientific institution or club [not being a Corporation established by or under a Central or Provincial or State Act referred to in clause (i) or a society referred to in clause (vii)] as may be approved for the purposes of this clause by the State Government by general or special order, on application made to it in this behalf by such institution or club or otherwise: Provided that no approval under this clause shall be accorded by the State Government unless that Government is satisfied that it is necessary, so to do having regard to the nature and scope of the activities of the institution or club concerned, the extent of the vacant land required bona fide for the purposes of such institution or club and other relevant factors; (vii) any society registered under the Societies Registration Act, 1860, (21 of 1860.) or under any other corresponding law for the time being in force and used for any non-profit and noncommercial purpose; (viii) a foreign State for the purposes of its diplomatic and consular missions or for such other official purposes as may be approved by the Central Government or for the residence of the members of the said missions; (ix) the United Nations and its specialised agencies for any official purpose or for the residence of the members of their staff; (x) any international Organisation for any official purpose or for the residence of the members of the staff of such Organisation: Provided that the exemption under this clause shall apply only If there is an agreement between the Government of India and such international Organisation that such land shall be so exempted."

The same being mentioned in the Building Permit of KMC is a system generated Format and the same is being generated by the system automatically whenever any Land Parcel crosses the threshold limit of 500 Square Meteres as per ULC, but the same is not required as per Law when the Govt. or any of its parastatals are Owner/s of any Land Parcel.

I, declare the above statement to be fully true and correct.

With Regards,

KPC RESIDENCY PRIVATE LIMITED

Swapna Ray
Director

Date: 10-10-2025