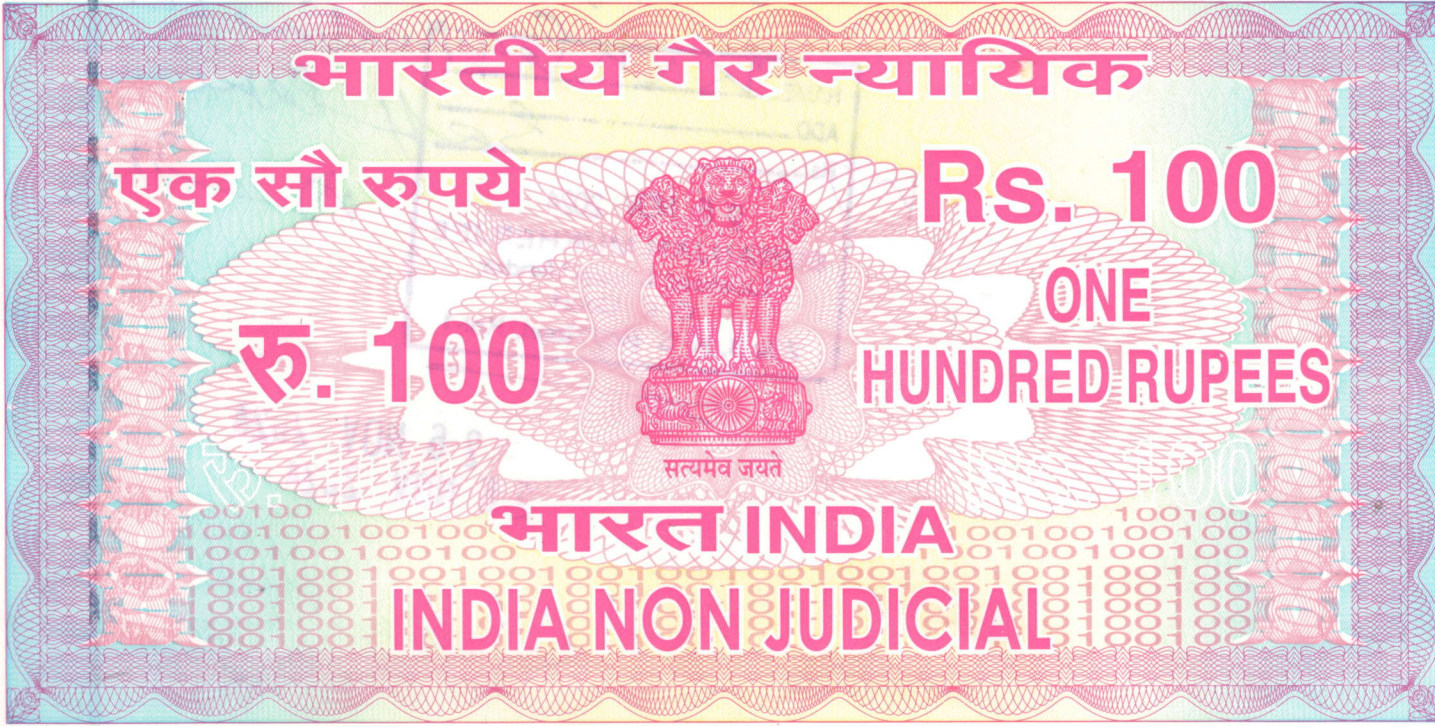




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AT 084694



FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

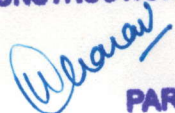
Affidavit cum Declaration of Mr./Ms. KARAN KOCHAR promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 27/11/2024

I, KARAN KOCHAR Son of Jagat Kochar aged 39 R/o 13, B NATURAL VIEW ULTADANGA MAIN ROAD, KOLKATA-700 067 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

A legally valid authentication of the 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.


REKHA TEWARI
NOTARY
Regn. No. 10288/13
C.M.M's Court
Kolkata - 700 001


KVK CONSTRUCTIONS LLP
PARTNER

260765

NAME KVK Construction LLP
ADD Self lake
26 NOV 2024
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

26 NOV 2024
26 NOV 2024



FORM 1
(see rule 54)

AFFIDAVIT OF DECLARATION

Affidavit cum Declaration of Mr. KARAN KOCHAR promoter of the proposed project / duly authorized by the promoter of the proposed project vide his written authorization dated 27/11/2024

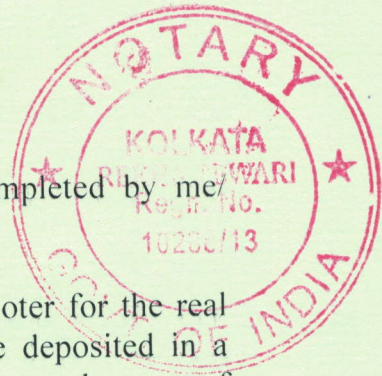
KARAN KOCHAR son of late Keshav Das is a NATURAL VIEW ATADANGA WITH ROAD, KOLKATA-700 007 promoter of the proposed project / duly authorized by the promoter of the proposed project / hereby solemnly declare undertake and sign as under
That I & promoter have a legal title to the land on which the development of the project is proposed

A legally valid authentication of the title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the said project is enclosed herewith.

KVK CONSTRUCTIONS LLP
PARTNER

REKHA TEWARI
NOTARY
Regd. No. 10280/13
C.M.A. Court
Kolkata - 700 001

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/ promoter is 31/12/2026 (Project Completion Date).
4. That fifty-eight per cent of the amounts realised 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.



VERIFICATION

I, **KARAN KOCHAR S/o JAGAT KOCHAR** aged about 39 years R/o 13, B NATURAL VIEW, ULTADANGA MAIN ROAD, KOLKATA – 700067, do hereby verify that the contents in the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

**SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION**



Identified by me

TINA DAS
Advocate
Regn No. - F-1322/21

REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.M's Court
Kolkata - 700 001

REKHA TEWARI
NOTARY

KVK CONSTRUCTIONS LLP

PARTNER

28 NOV 2024