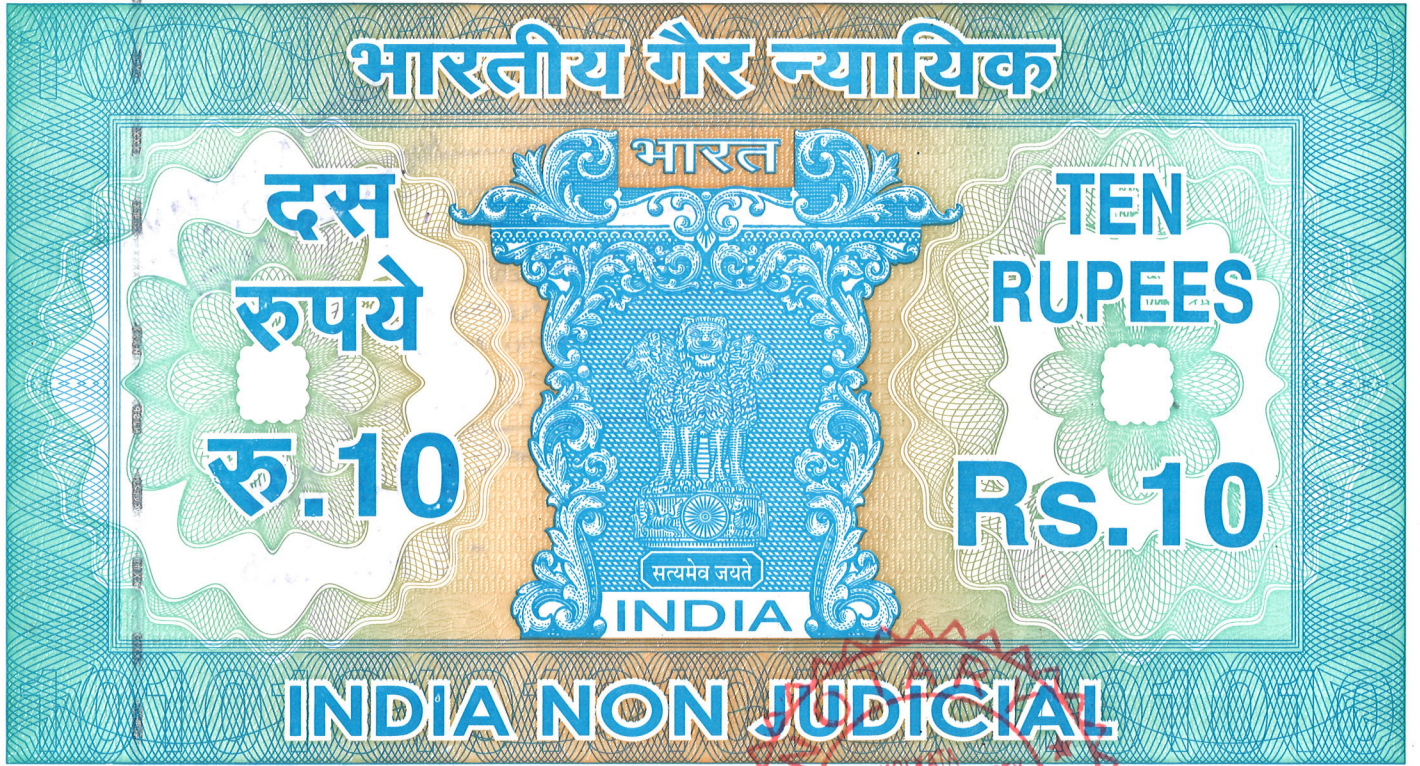
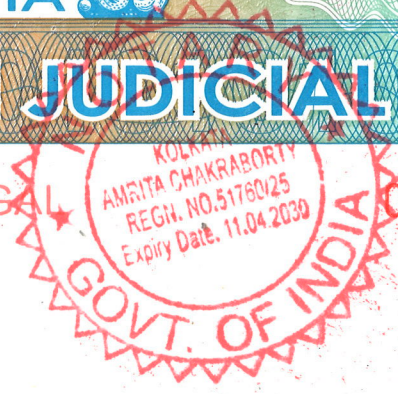




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



09AC 013694

FORM – 'B'

[According to Rule – 3(4) of the West Bengal Real Estate (Regulations and Development) Rules, 2021]

Affidavit cum Declaration

Affidavit-cum-Declaration of M/S Khaitan Construction LLP, Promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its authorization dated 22nd May, 2025:

AMRITA CHAKRABORTY
NOTARY GOVT. OF INDIA
REGN. NO. 51760/25
CJM COURT, CALCUTTA, W.B.
2 & 3 Bankshall Street
Kolkata-700 001

26 MAY 2025

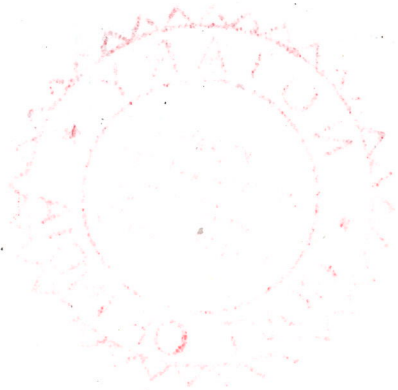
52713

NAME _____
ADD. _____
Rs. _____
5 MAY 2025
SURANJAN MUKHERJEE
Licenced Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kurla-I

MAYANK KAKRANIA
ADVOCATE
HIGH COURT, CALCUTTA

- 5 MAY 2025

- 5 MAY 2025



CHANDRA KAKRANIA
ADVOCATE
HIGH COURT, CALCUTTA
2 & 3, K. S. Roy Road, Kurla-I

I, Rohit Khaitan, son of Sri Rajendra Khaitan, aged about 35 years, by faith Hindu, by Occupation – Business, working for gain at 10A Rawdon Street, 1st Floor, Kolkata – 700 017, Authorised Signatory of the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. KKM VENTURES LLP along with i) Radha Electricals Private Limited, 2) Sri Rakesh Jhunjhunwala, 3) Smt. Asha Jhunjhunwala, 4) Sri Shshank Jhunjhunwala, 5) Niroshini Technology Limited Liability Partnership, 6) Aditya Kumar Tibrewal (HUF), 7) Macrograph Residency LLP, 8) Macrograph Retail LLP and 9) Prudent Infrarealty Private Limited have a legal title to the land on which the development of the proposed project is to be carried out.

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.

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 30.06.2030. (Project Completion Date).

4. That, seventy per cent of the amounts realized 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.

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, the 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

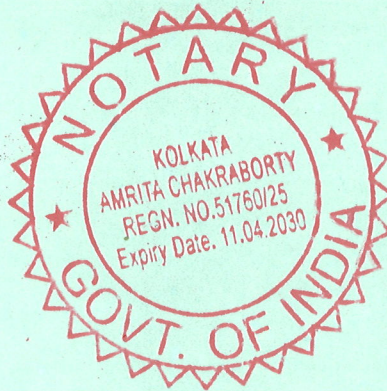
8. That, the Promoter shall take all the pending approvals on time from the competent authorities.

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

AMRITA CHAKRABORTY
NOTARY GOVT. OF INDIA
REGN. NO. 51760/25
CJM COURT, CALCUTTA, W.B.
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26 MAY 2025

10. That, the 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.



Khaitan Construction LLP

Anirban

Partner / Authorised Signatory

Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 26th day of May, 2025

Khaitan Construction LLP

Anirban

Partner / Authorised Signatory

Deponent

Identified by me
Soma Dutta
Soma Dutta
Advocate
C.J.M Court, Kolkata-1
Regn. No.-F-1496/21

Solemnly Affirm & Declared Before
me on Identification of Ld. Advocate

Chakraborty

AMRITA CHAKRABORTY
NOTARY GOVT. OF INDIA
REGN. NO. 51760/25
CJM COURT, CALCUTTA, W.B.
2 & 3 Bankshall Street
Kolkata-700 001

AMRITA CHAKRABORTY
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