

Ref.....

Date.

CLARIFICATION FOR RETURN RECTIFICATION

1. **No ITR as well as Audited Balance Sheet has been uploaded. If a non-audited firm, then declaration should be given by CA:** ITR Ack for AY 2025-26, UDIN balance sheet 2025 and NON-Filing Declaration is attached in the point no. 2.
2. **Land Area mismatched with plan:** (a) As per title deed total land area is 3 kh. 6 ch. i.e. 225.753 SQM.
(b) After Boundary Declaration (being no. 0696) land Area is 208.893 SQM.
(c) Deed of Gift to KMC (being no. 9210) 181.373 sq. ft/16.850 SQM land area.
(d) Deed of Gift to KMC (being no. 9211) 15.522 sq. ft/1.442 SQM land area.
Net Land Area is 190.601 SQM.
3. **NOCs from Survey Department of KMC, and KMDA/KIT not provided:** KMDA Approval is attached in the point no. 4 & 16.
4. **Sale Deed is not in tune of Agreement:** Sale deed corrected.
5. **On the date of proposed completion date i.e. on 30.06.2026, the Developer has no right to act as Developer as the Development Agreement is valid for 18 months from the date of sanctioned plan i.e. up to dt. 18-01-2026:** The said building be completed within 18 months from the date of obtaining sanction plan. If developer fails to develop building within time, then owner will allow another 6 months to complete the proposed project which is mention in Development Agreement page no. 17. So, Total time we have to complete the project within 24 months i.e. 18/07/2026 from the date of sanction, but our project completion date is 30/06/2026.

M/S. UPASANA DUTTA

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Proprietor

Date: 28.02.2026

Place: Kolkata