



पश्चिम बंगाल WEST BENGAL

09AC 314153

BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700027



DECLARATION, SUPPORTED BY AN AFFIDAVIT

Affidavit cum Declaration

We, (1) **SRI SOUMENDRA KUMAR GHOSH** (PAN: ADPPG2804A) (Aadhaar No. 4333 0347 3543) son of Late Gopi Kanta Ghosh, by faith Hindu, by Nationality Indian, by occupation Professional, residing at 19/S, D.P.P Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata 700047, and (2) **SRI KESHAB CHATTERJEE** (PAN No. ATPPC3448J) (Adhar No. 2177 2172 5798) son of Sri Deba Prasad Chatterjee, by faith Hindu, by occupation Business, by faith Hindu, residing at Debagram, P.O. Debagram, P.S. Kaliganj, Debagram,

24 JUN 2025

District Nadia, Pin741134, partners of **KORVIO INFRASTRUCTURE** (PAN: AAYFK7825K) a Partnership firm having its registered Office at 19/S, D.P.P Road, Ground floor, P.O. Naktala, P.S. Netaji Nagar, Kolkata 700047 of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter have a legal title to the land on which the development of the project is proposed have entered into joint development agreement /collaboration agreement /development agreement or any other agreement with Ashok Kumar Ghosh who possess 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 project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. The project is under construction.
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, as far as building is concerned. For layout projects, it will be cost of development and the land cost.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.
6. That 1/ 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.
7. That promoter shall take all the pending approvals on time, from the competent authorities.

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8. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. 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.

KORVO INFRASTRUCTURE
Keshab Chatterjee
Partner

KORVO INFRASTRUCTURE
Soumenendra Kumar Ghosh
Partner

Deponent

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

KORVO INFRASTRUCTURE
Keshab Chatterjee
Partner

KORVO INFRASTRUCTURE
Soumenendra Kumar Ghosh
Partner



Deponent

Identified by me

[Signature]
Advocate

Signature(s) of Executant(s)
attested on Identification at
Alipore Judges Court
Kolkata-700027, Under
Notary Act at.....M./P.M.

[Signature]
P. Bose
Notary Govt. of India
13821/18

24 JUN 2025