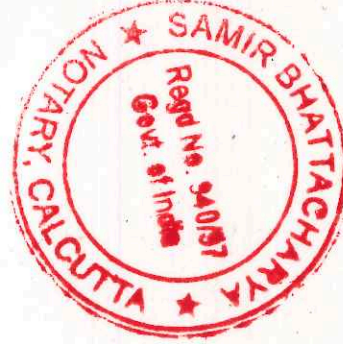




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 247925



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 05.01.2023:

17 APR. 2023

I, Ravindra Khaitan, son of Late Ratan Lal Khaitan, aged about 57 years, by faith - Hindu, by Occupation - Business, working for gain at 10A, Rawdon Street, 1st Floor, Kolkata - 700 017, Designated Partner of the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, the Promoter Khaitan Construction LLP along with (1) Sri Rohit Khaitan, (2) Sri Ayush Khaitan, (3) Sri Anshul Khaitan, (4) Smt. Anita Khaitan, (5) Smt. Radha Khaitan, (6) Smt. Priti Khaitan, (7) Smt. Sandhya Khaitan, (8) Compass Tradelink Private Limited, (9) Micrograph Vinimay Private Limited, (10) Nightangle Traders Private Limited, (11) Pioneer Niwas Private Limited, (12) Bangabhumi Constructions Private Limited, (13) Bangabhumi Real Estate Private Limited, (14) Greentown Retails Private Limited and (15) Bolero Commercial 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 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.

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 31.07.2026 (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 That the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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.



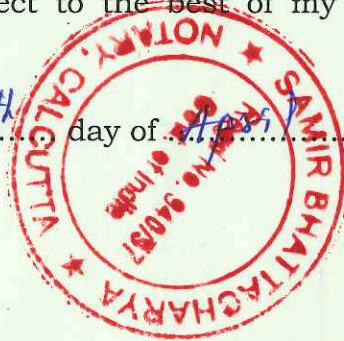
Khaitan Construction LLP
Partner / Authorised Signatory

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 at Kolkata on this 17th day of April 2023



Khaitan Construction LLP


Partner / Authorised Signatory

Deponent

Identified by me
WB/249/2013
Advocate

Solemnly Affirmed and
Declared before me U/S 13
CPC / U/S 297 (C) CRPC

17.4.23 Notary

Samir Bhattacharya
Notary, Govt. of Indi.
Regd. No.-940/97
City Civil Court, Calcutta

17 APP 2023