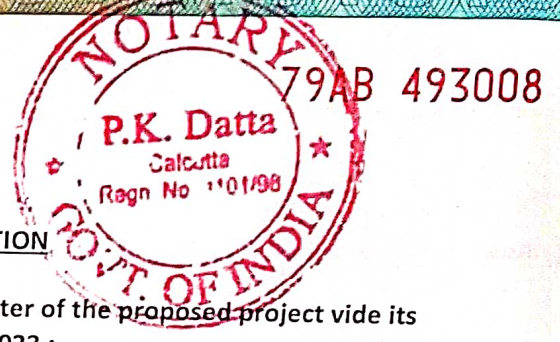


पश्चिम बंगाल WEST BENGAL

FORM-B
[see rule 3(4)]

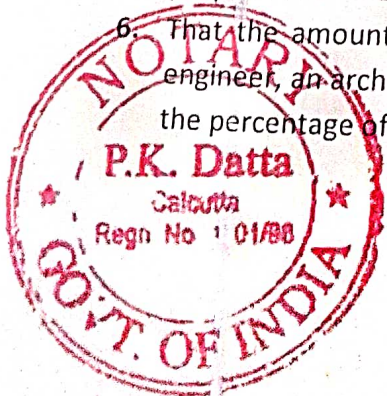


AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Rajesh Kumar Sharma promoter of the proposed project vide its authorization dated 04.05.2023 :

I, Rajesh Kumar Sharma Son of Late Sri Laxmi Narayan Sharma aged about 44 years R/o 6B, Mohit Maitra Sarani, 2nd Floor, Bagh Bazar, Kolkata, 700003 promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Laxmi Kunj Realty Pvt. Ltd. has a legal title to the land on which the development of the proposed project is to be carried out.
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 03-01-2026.
4. That seventy 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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.



P. K. Datta
Notary
Regn. No.: 1101/98
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700 001

04 MAY 2023

Contd. to Page 2

No. 6184 Date 04 May 2023

Sold To Lakme Kung Realty Pvt Ltd

Address 95/2C, Cassa, pore road

Paschim Midnapur Daspur A.D.S.R. Office

Licence No.-2/96

Licence Stamp Vendor

Pradip Das

Signature

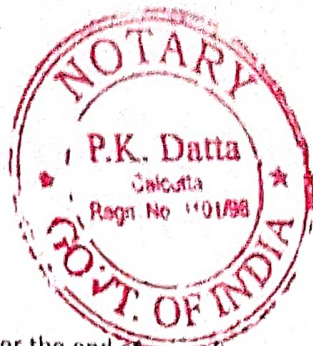
Pradip Das - 700002



2000 Year 1 8

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[2]

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.

LAXMI KUNJ REALTY PVT. LTD.

Rajesh Kumar Sharma

Director
Deponent

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom
Verified by me at Kolkata on this 4th day of May 2023.

LAXMI KUNJ REALTY PVT. LTD.

Rajesh Kumar Sharma

Director
Deponent

04 MAY 2023

Signature Attested by me
Identification of advocate

P.K. DATTA

P.K. DATTA
Notary

P. K. Datta
Notary
Regn. No.: 1101/98
G.M.M.'s Court
& 3, Bankshall Street
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04 MAY 2023

