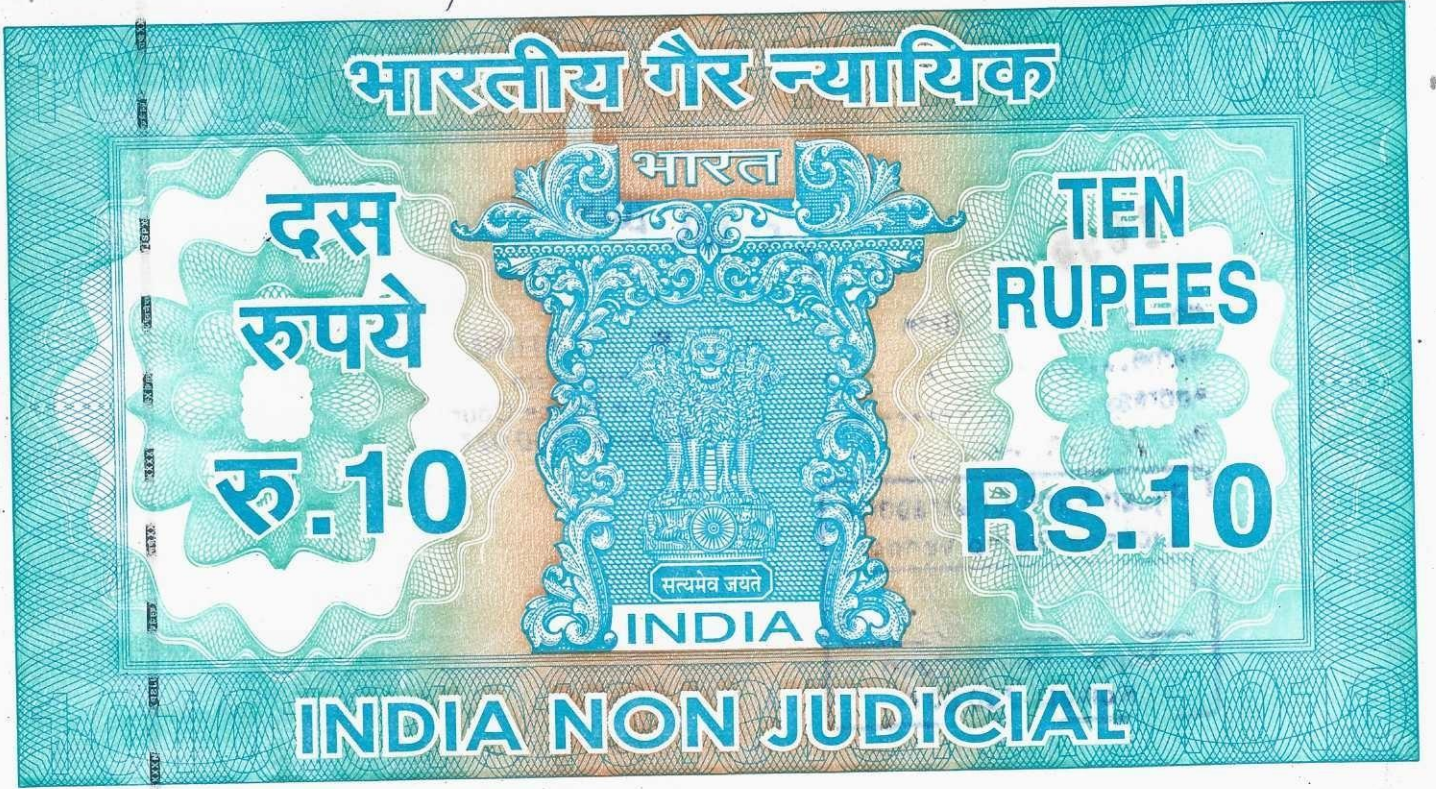


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



95AB 437112

Before The Notary Public

FORM B

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Sri Ketan Seth, Partner of M/s. KETAN HIRISE INTERNATIONAL promoter of the proposed project named "188/2" at 188/2, Prince Anwar Shah Road, Kolkata - 700045, PO & PS - Lake Gardens, under Ward No. 93 of Borough - X of KMC, WB, India

I, Ketan Seth, Partner of M/s. KETAN HIRISE INTERNATIONAL promoter of the proposed project named "188/2" at 188/2, Prince Anwar Shah Road, Kolkata - 700045, PO & PS - Lake Gardens, under Ward No. 93 of Borough - X of KMC, WB, India, do hereby solemnly declare, undertake and state as under:

That our firm M/s. KETAN HIRISE INTERNATIONAL has a legal title to the land for the development of the project as we the Partners namely Ketan Seth and Anusri Seth are the Land Owners of the Land at 188/2, Prince Anwar Shah Road, Kolkata - 700045, PO & PS - Lake Gardens, under Ward No. 93 of Borough - X of KMC, WB, India, via Deed of Conveyance dated 9th day of November, 2022 being No. 160210367 of 2021, registered at the office of DSR - II, 24 Parganas, South.




19 JUL 2024

1095

- 5 JUL 2024

No Date
Name.....
Address.....
Rs 10.00

B. C. LAHIRI
Advocate
Alipore Police Court
Kolkata - 700 027

Pijush Kanti Chakraborty
Licence Stamp Vender

Alipor Police Court
Kolkata-700 027



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 31-12-2025
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
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / 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 I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.



Ketan Seth

Deponent

Verification

I, Ketan Seth Son of Kishor Dosalal Seth, Resident of 12B, Southend Park, 3rd Floor, Sarat Bose Road, Kolkata – 700029, do solemnly affirm that 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 19th day of July, 2024

*Solemnly Affirmed & Declared
before me on Identification*

[Signature]

*A. K. Sinha, Notary
Alipore Judges/Police Court, Cal-27
Regd. No. 608/1995 Govt. of India*

Ketan Seth

Deponent

Identified by me

[Signature]
Advocate

19 JUL 2024