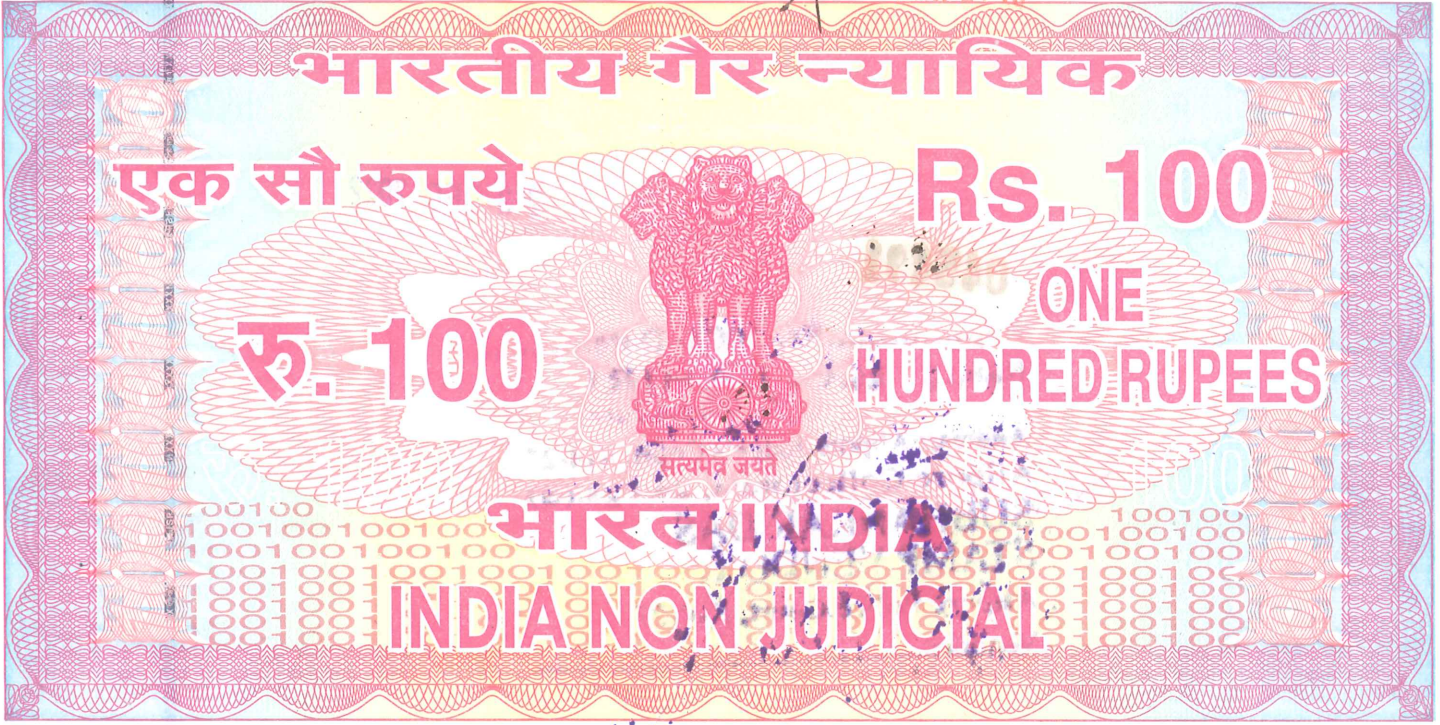


S. No. 21



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 686290

BEFORE THE NOTARY PUBLIC
AT ALIPORE POLICE COURT



FORM-B
[see rule 3(4)]

AFFIDAVIT CUM DECLARATION

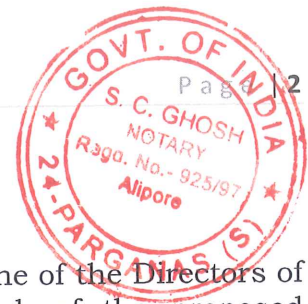
Affidavit cum Declaration of **MR. UMESH KYAL** son of Late Govind Ram Kyal, residing at 30C, South End Park, Kolkata 700029, one of the directors and authorized signatory of the promoter of the proposed project.



KYAL DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory

06 APR 2023



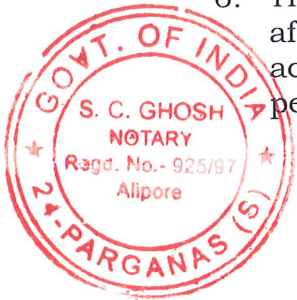
I, **UMESH KYAL**, son of Late Govind Ram Kyal, being one of the Directors of the Promoter namely Kyal Developers Private Limited, of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That BALAJI AWAS NIRMAN PRIVATE LIMITED and 27 other landowning entities, 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 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.

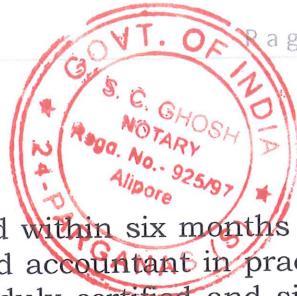
2. That the said land is free from all encumbrances except the Promoter has obtained financial assistance by way of construction finance of Rs. 35.00 Cr. (Rupees Thirty-Five Crores only) from Bajaj Housing Finance Ltd. on dated 22nd November, 2021.
3. That the time period within which the project shall be completed by us is 31/12/2026.
4. That seventy per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 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.



KYAL DEVELOPERS PRIVATE LIMITED

Umesh Kyal
Director / Authorised Signatory

06 APR 2023



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.

KYAL DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory

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 06 Day of April, 2023.

KYAL DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory

Deponent

Solemnly Affirmed & Declared before me on Identification

S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 925/97, Govt. of India

Identified by me

Advocate

Nabakumar Mukhopadhyay
Advocate
Alipore Police Court
Enr. No.- WBI/20371/1999

06 APR 2023