



पश्चिम बंगाल WEST BENGAL

27AB 674791

FORM 'A'

[See rule 3(2)]

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

Affidavit cum Declaration of Mr. Azad Tanveer Kalim promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 29/08/2018;

I, Azad Tanveer Kalim promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed
OR

K.K Real Estates have/has a legal title to the land on which the development of the proposed project is to be carried out

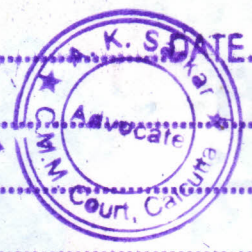
AND

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.

M. T. ANWAR
Notary, Regn No 46230
West Bengal
4 OCT 2018

20 AUG 2018

NO. 55917
SOLD TO
ADDRESS
RS



20 AUG 2018

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

20 AUG 2018

STAMP

JUDICIAL

THE COURT OF THE DISTRICT JUDGE, KOLKATA, IN THE MATTER OF ANJUSHREE BANERJEE L.S. VENDOR (O.S.)

IN THE MATTER OF THE PROPOSED PROJECT, vide letter no. 1000/2018 dated 20.08.2018

ORDER

IN THE MATTER OF ANJUSHREE BANERJEE L.S. VENDOR (O.S.)

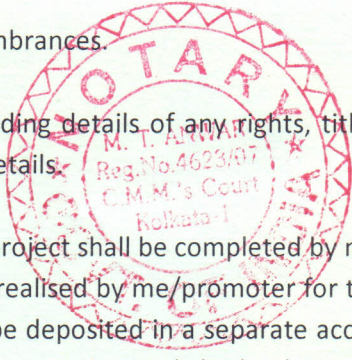
IN THE MATTER OF THE PROPOSED PROJECT, vide letter no. 1000/2018 dated 20.08.2018

ORDER

IN THE MATTER OF ANJUSHREE BANERJEE L.S. VENDOR (O.S.)

IN THE MATTER OF THE PROPOSED PROJECT, vide letter no. 1000/2018 dated 20.08.2018

2. That the said land is free from all encumbrances.
OR
That detail of encumbrances N.A including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by me/promoter is **2019**.
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. 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.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
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.



Deponent
KZAR DEVELOPERS LLP

 Designated Partner

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 3.30 P.M. on this 30TH day of August 2018 .

KZAR DEVELOPERS LLP

 Designated Partner
 Deponent

identified by me

 Advocate
Sampa Paul
 C. M. M. Court, Kolkata

SIGNATURE ATTESTED
 ON IDENTIFICATION BY
 LD. ADVOCATE

M. T. ANWAR
 NOTARY
 Regn. No. 4623/07
 Govt. of India
 C.M.M.'S Court
 Kolkata

M. T. ANWAR
 Notary, Regn No 4623/07
 Govt of India
 C M M 'S Court
 Kolkata

10 4 OCT 2018