



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 47AB 130611

FORM - A

[See Rule 3(2) of West Bengal Housing Industry Regulation Rules, 2018]

Before The LD. NOTARY PUBLIC, ALIPORE, KOLKATA

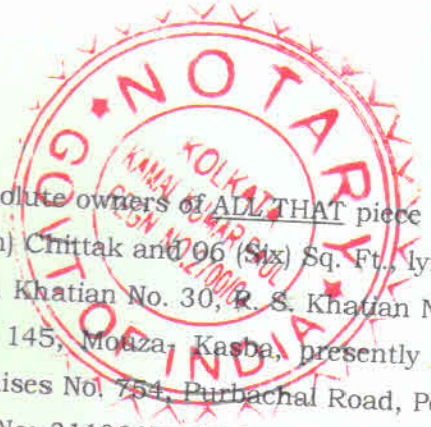
AFFIDAVIT CUM DECLARATION

RE: The Project "BALAJI" under Kolkata Municipal Corporation Premises No. 754, Purbachal Road, Post Office- Haltu, Police Station- Garfa, Kolkata- 700 078, Assessee No: 311061707546, within KMC Ward No. 106, Borough- XII.

We, **KS PROMOTERS PRIVATE LIMITED**, [PAN: AAECK2915K] a company incorporated within the meaning of the Companies Act, 1956, presently governed under the Companies Act, 2013, having its registered Office at Aangan, Top Floor, 28A, Garcha First Lane, Post Office- Ballygunge, Police Station- Gariahat, Kolkata- 700 019, represented by its Directors- a) MR. RAJ KUMAR AGARWAL, [PAN: ADLPA4132D] [Aadhaar No:943927434283], son of Mr. Kailash Nath Agarwal, residing at 25, Sarat Banerjee Road, Post Office- Sarat Bose Road, Police Station- Lake, Kolkata- 700 029, and b) MR. HARSH PARASRAMPURIA, [PAN: AMNPP2666C] [Aadhaar No:795912236767], son of Late Bhagwati Prasad Parasrampuriah, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 22B, Garcha First Lane, Post Office- Ballygunge, Police Station- Gariahat, Kolkata- 700 019, do hereby solemnly declare and affirm as follows:-

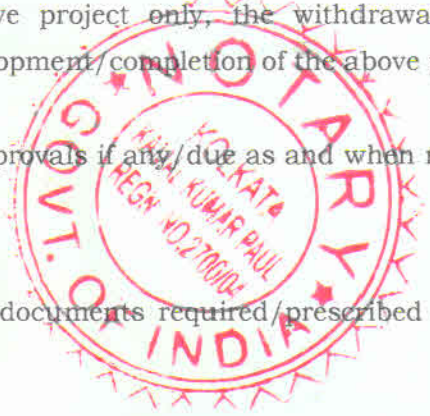
K S PROMOTERS PVT. LTD.
Harsh Parasrampuriah
 DIRECTOR

KAMAL KUMAR
 NOTARY GOVT. OF INDIA
 Regd. No.2700/04
 C.M.'s Court
 43 Bankshall Street
 Kolkata-700 001
 30 SEP 2020



1. That, we the above named 'Declarants' herein are the absolute owners of ALL THAT piece and parcel of land measuring at about 07 (Seven) Cottah 13 (Thirteen) Chittak and 06 (Six) Sq. Ft., lying situate and comprised within portion of R. S. Dag No. 4268, C. S. Khatian No. 30, R. S. Khatian No. 797, J. L. No. 13, R.S. No. 233, Pargana- Kalikata, Touzi No. 145, Mouza- Kasba, presently lying and situated at being The Kolkata Municipal Corporation Premises No. 754, Purbachal Road, Post Office- Haltu, Police Station- Garfa, Kolkata- 700 078, Assessee No: 311061707546, within KMC Ward No. 106, Borough- XII, District- 24 Parganas (South) (hereinafter referred to as the "**SAID PREMISES**")
2. The 'Said Premises' comprises of land as per physical measurement is at about 07 (Seven) Cottah 13 (Thirteen) Chittak and 06 (Six) Sq. Ft., equivalent to 523.132 Sq. Mtrs. be the same be little more or less.
3. The 'Said Premises' was purchased by the "Declarants" vide Deed of Conveyance dated 15 Day of December 2017 (Two Thousand and Seventeen).
4. That all legal authentication of the Title of the 'Said Premises' were duly carried and done by the "Declarants"
5. That the 'Said Premises' is Free from all Encumbrances.
6. That the "Declarants" do hereby solemnly declare and affirm the Project BALAJI to complete on or before 30 Day of DECEMBER 2024.
7. That Seventy percent of the total proceeds of sales realized time to time from the Purchasers/Buyers/Allotees shall be deposited in a separate Bank Account particularly meant only for the above project and that the same is to be maintained in a recognized Bank by the 'Declarants' to cover the land cost and the cost of construction and shall be used only for the same purpose.
8. That the funds from the separate Bank Account meant for the above project shall only be withdrawn in proportion of the percentage of development/completion of work in the above project.
9. That the percentage of funds can only be withdrawn from the separate Bank Account meant for the above project after the due authentication/certification by the consulting Architect, Engineer and the Chartered Accountant that the funds to be withdrawn are in proportion to the percentage of development/completion of work in the above project.

10. That the 'Declarants' shall get the accounts audited, produce the statement of accounts, get the accounts verified by the Auditor/Chartered Accountant within six months after the end of every financial year that the funds received by the 'Declarants' on sales from the Purchasers/Buyers/Allotees were utilized for the above project only, the withdrawals were in compliance with the proportion to the percentage of development/ completion of the above project.
11. That the 'Declarants' shall get the pending/necessary approvals if any/ due as and when required on time from the concern department/competent authority.
12. That the 'Declarants' have furnished all the necessary documents required/prescribed as per the Rules and Regulations under the act.
13. That the 'Declarants' at any point of time shall not discriminate between any Purchaser/Buyer/Allotee(s).



The statements made in the foregoing paragraphs are true and correct to the best of our knowledge and belief.

IN WITNESS WHEREOF we the above named Declarants have set and subscribed our respective hands and seals to these presents on this the 30th day of September, 2020.

Witnesses:-

1. SATYAJIT SARKAR Satyajit Sarkar.
VILL- RADHAKAAR
Po+Ps - SONARPUR
KOL - 700150
S/o Asit Sarkar
2. Mukunda Bysal
Ho -> Kankar Bazar
Ho -> Nafar, Block B, Mile No - 25
Kolkata

K S PROMOTERS PVT. LTD.
Harsh Sanyal
DIRECTOR
DECLARANTS

IDENTIFIED BY
Gopal Shaw
ADVOCATE

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.'s. Court
* 43 Bankshall Street
Kolkata-700 004

Signature Attested Only
on Identification of Ld. Advocate
K.K. Paul
KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Kolkata, West Bengal
30/09/20

30 SEP 2020

