

SL. No. 14939 Dated. 19/9/25



পশ্চিমবঙ্গ পাবনা জেলা
BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.- NORTH 24 PARGANAS

WEST BENGAL



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of 'M/S JOYANTA BUILDERS [PAN. AKHPR2659F]', Developer/Promoter of the proposed project named 'JOYANTA ABASON' represented by its Proprietor JOY KUMAR ROY [PAN. AKHPR2659F].

I, JOY KUMAR ROY [PAN. AKHPR2659F], son of Late Joyanta Nath Roy, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Holding No. AS/55/BL-CM/13-14, KRISHNA HEIGHT, Flat 1G, 1st Floor, Barnaparichay Sarani, P.O. Krishnapur & P.S. Baguiati, Ward No - 26, Kolkata - 700102, District - North 24 Parganas, West Bengal, Proprietor of 'M/S JOYANTA BUILDERS', Developer/Promoter of the proposed project named 'JOYANTA ABASON' do hereby solemnly declare, undertake and state as under:

19 SEP 2025

30073
Sl. No. Sold to

Address.....


A. K. Maity

Licensed Stamp Vendor

10, Old Post Office Street

Kolkata - 700001

Rs. 10/- (Rupees Ten) only

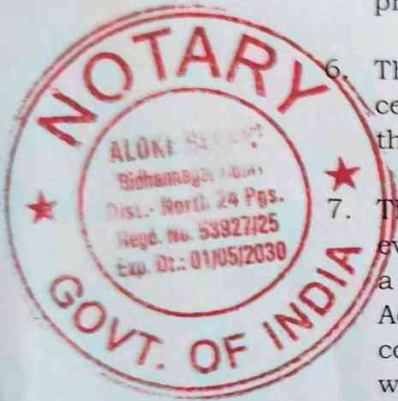
Issue Date:, Sign 

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.

18 AUG 2025



1. That the owner of this land is **SUBRATA BISWAS. I 'M/S JOYANTA BUILDERS [PAN. AKHPR2659F]', as a Developer/Promoter** with an authenticated copy of the agreement between the owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the period within which the project shall be completed by me /promoter is 18.06.2028.
4. That seventy per cent of the amounts realized 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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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 utilized 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 Verification any grounds.



Joy Kumar Ray
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Solemnly Affirmed & Declare
before me on 19/09/2025
Signed before me

[Signature]
ALOKE BEPARI
★ NOTARY ★
GOVT. OF INDIA
Regd. No. 53927/25
Bidhannagar Court
Dist.- North 24 Pgs.

19 SEP 2025

[Signature]
ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT