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भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Before The Notary Public



02AC 147096

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 Shri Sahasrajit Roy, Director of PRIYA JEET DEVELOPERS PVT. LTD. promoter of the proposed project "PJ HORIZON" at Premises No. 87, Subhas Pally, Kolkata - 700084, PS - Bansdronei, PO - Garia, under Ward No. 111 of Borough - XI of KMC, WB, India

I, Shri Sahasrajit Roy, Director of PRIYA JEET DEVELOPERS PVT. LTD. promoter of the proposed project "PJ HORIZON" at Premises No. 87, Subhas Pally, Kolkata - 700084, PS - Bansdronei, PO - Garia, under Ward No. 111 of Borough - XI of KMC, WB, India, do hereby solemnly declare, undertake and state as under:

1. That our Company PRIYA JEET DEVELOPERS PVT. LTD. has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners namely Gouri Bose, Tara Rani Das, Dipali Das, Mithu Das, Sujit Bose, Tulsi Bose, Sujay Bose, Sanjay Bose & Soumen Bose, being Deed No. 160309971 of 2023, registered at the Office of the DSR - III, 24 Prgns (S)

18 NOV 2024



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 21-12-2028
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Sahasrajit Roy
Deponent



Verification

I, Sahasrajit Roy, Son of Dilip Kumar Roy. Resident of 29, M.B. Sarani, Regent Park, Kolkata - 700040, 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 18th Day of November, 2024

Sahasrajit Roy
Deponent

Solemnly affirmed & sworn to before me on 18th Nov 2024

B. K. Sinha

*B. K. Sinha, Notary
Mipore Judicial Police Court, Cat 27
West No. 1039/1992, Govt of India*

Identified by me
[Signature]
Advocate

18 NOV 2024