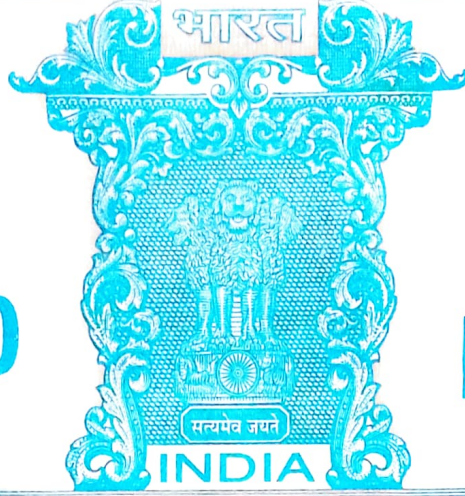


भारतीय गैर न्यायिक

दस
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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

FORM 'B'

[See rule 3(4)]



02AC 985303

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 Sri Abhijit Sarkar, Partner of M/s. Jit's Developer and Construction, promoter of the proposed project **JIT'S APARTMENT** at Premises No. 28/3, Satchasi Para Lane, under Ward No. 1 of Borough – I of KMC, PS – Cossipore, Kolkata – 700036, WB, India

I, Abhijit Sarkar, Partner of M/s. Jit's Developer and Construction, promoter of the proposed project **JIT'S APARTMENT** at Premises No. 28/3, Satchasi Para Lane, under Ward No. 1 of Borough – I of KMC, PS – Cossipore, Kolkata – 700036, WB, India, do hereby solemnly declare, undertake and state as under:

1. That our Firm M/s. Jit's Developer and Construction 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 Mrinmoyee Mondal, Susmita Mondal, Sanchita Mondal, Mritunjoy Mondal, Chhaya Mondal, Ruma Ghosh, Kumkum Mondal, Antara Mondal, Shyama Das Mondal, Ramchandra Mondal, Saral Kumar Mondal, Bani Mondal, Manika Bose and Latika Mondal, being Deed No. 150615961 of 2022, registered at the Office of the ADSR, Cossipore DumDum
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 31-12-2027

28 FEB 2025

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
Kolkata-700 001

নং 5613

19 FEB 2025

তাং.....

মোকাম- জয়দেব এ. ডি. এন. আর অফিস

জেলা- নং ২৪ পরগণা

কেসের নাম.....

HIMADRI CHAKRABORTY

Advocate

সাক্ষিন.....

CMM'S Court

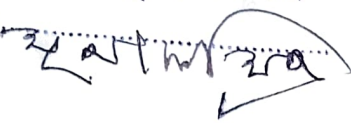
মুদ্রা.....

10-

2, Bankshall Street, Kolkata-7

ভেণ্ডার- মুনাল মিত্র

স্বাক্ষর.....



3. That the time period within which the project shall be completed by me/promoter is 31-12-2027
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.
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.

Abhijit Sarkar
Deponent

Verification

I, Abhijit Sarkar Son of Gouranga Mohan Sarkar Resident of 43A, B.T. Road, Sinthee, Kolkata – 700050, 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 28th day of February, 2025

Abhijit Sarkar
Deponent

PADMA DAS
NOTARY
28/2/2025
Kolkata-700050

SOLEMNLY AFFIRMED
BEFORE ME
ON 28/2/2025

28 FEB 2025