

Sl. No. .... Date

06 SEP 2025



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

12AC 415727

BEFORE THE NOTARY PUBLIC  
GOVERNMENT OF WEST BENGAL



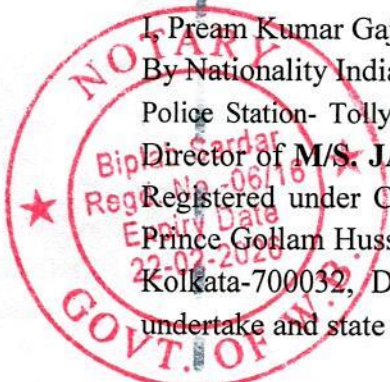
**FORM 'B'**

[See rule 3(2)]

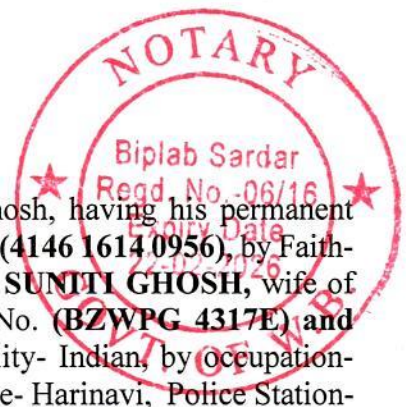
DECLARATION, SUPPORTED BY AN AFFIDAVIT WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

**AFFIDAVIT CUM DECLARATION**

I, Pream Kumar Gajra, son of Shri Hari Ram K Gajra, by Faith Hindu by Occupation Business, By Nationality Indian, residing at 12, Flat No.19, Satyen Dutta Road, Post Office- Sarat Bose Road, Police Station- Tollygunge, Kolkata- 700029, District- South 24 Parganas, West Bengal being the Director of M/S. **JAPONICA INTERNATIONAL PVT LTD**, a Private Limited Company Registered under Companies Act 1956, having its registered office at Verdant Prince, 134, Prince Gollam Hussein Shah Road, 3<sup>rd</sup> Floor, Post Office- Jadavpur, Police Station- Jadavpur, Kolkata-700032, District-South 24 Parganas, West Bengal, do hereby solemnly declare undertake and state as under:

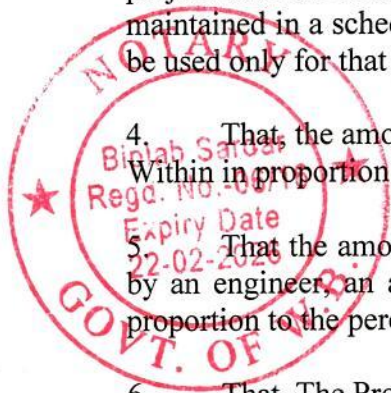


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1) **SHRI KASHINATH GHOSH**, son of late Mahadev Ghosh, having his permanent Income Tax Account No. (**ADYPG 1280F**) and Aadhaar Card No-(**4146 1614 0956**), by Faith-Hindu, by nationality- Indian, by occupation- Business 2) **SMT. SUNITI GHOSH**, wife of Kashinath Ghosh, having his permanent Income Tax Account No. (**BZWPG 4317E**) and Aadhaar Card No-(**2518 8492 9628**), by faith- Hindu, by nationality- Indian, by occupation- Housewife, both residing at M.N.ROY Road, Harinavi, Post Office- Harinavi, Police Station- Sonarpur, Pin- 700148, District- South 24 Parganas, in the state of West Bengal have 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 the 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.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by us/promoter is 28<sup>th</sup> November 2027.
3. That seventy percent of the amounts realised by us/promoter for the real estate project from the allottee, 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.
4. That the amounts from the separate account to cover the cost of the project shall be Within in proportion to the percentage of completion of the project.
5. 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 proportion to the percentage of completion of the project.
6. That, The 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 statement of accounts duly certified and signed by such chartered accountant and 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.
7. That, The Promoter shall take all the pending approvals on time from the competent authorities.
8. That, The Promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That, The 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.



JAPONICA INTERNATIONAL PVT. LTD.  
  
DEPONENT  
Director

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VERIFICATION

The Contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom The above statements made and furnished by me are true and correct according to my best of knowledge and belief in all circumstances, if anything found wrong, I shall remain guilty for the same.

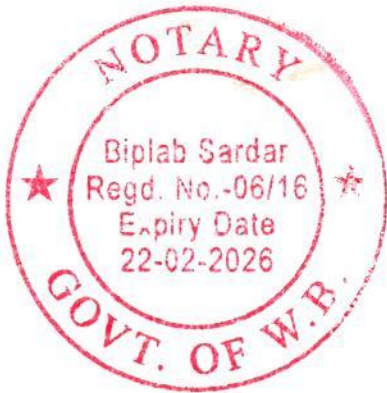
VERIFIED BY ME AT \_\_\_\_\_ ON THIS  
DAY OF SEPTEMBER, 2025

JAPONICA INTERNATIONAL PVT. LTD.



Director

Deponent



Identified By Me



Signature (S) Attested  
On Identification

06 SEP 2025

  
BIPLAB SARDAR, NOTARY  
Regd. No.- 06/2016  
Govt. of W.Bengal

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