

Sl. No. 23 Date,

22 DEC 2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

15AC 257768

BEFORE THE NOTARY PUBLIC
AT ALIPORE, KOLKATA-27

FORM 'B'
[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **SK. MOJAHID ALI** Authorised Partner of Developer of the proposed project named "**BORAL GALAXY**"

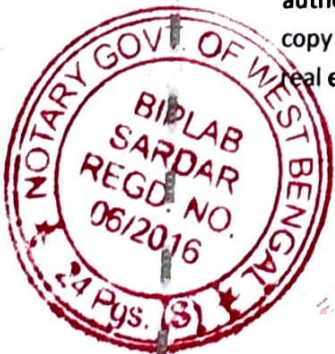
I, **SK. MOJAHID ALI**, Proprietor of **M/S J.M CONSTRUCTION AND DEVELOPERS** (PAN NO : **AGBPA3930G**) (Developer) of the proposed project do hereby solemnly declare, undertake and state as under:

(01) **SRI. BISWAJIT MUKHERJEE** (PAN NO : **ADTPM0395C**), (AADHAAR NO : **9794 4661 4091**), son of Late Monmohan Mukherjee, by Occupation - Retired Government Employee, (2) **SMT. MAHUA MUKHERJEE** (PAN NO : **ANHPM2610G**) (AADHAAR NO : **7075 1409 7376**), wife of Sri Biswajit Mukherjee Occupation Self-employed , both by religion- Hindu, by Nationality- Indian , and both residing at P-31, Green View, Brahmapur Battala, Police Station Bansdrani, Kolkata-700096, District-South 24 Parganas, has a legal title to the land on which the development of the project is proposed OR have/has 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 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.

J.M CONSTRUCTION AND DEVELOPERS

SK. Mohajid Ali
Proprietor

Cont.....02 Pages



22 DEC 2025

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is **17th JUNE, 2028**
3. 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
6. 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.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

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[Signature]

Proprietor

Deponent

BIPLAB MOHAMMAD ALI, (PAN NO : AGBPA3930G), (AADHAAR No. 3999 7339 4656), Son of Sekh Anwar Ali, by faith - Muslim, by Nationality - Indian, by Occupation - Business, residing at Premises no. 17/H/6, Beck Bagan Row, Post Office : Circus Avenue, Police Station : Karaya, Kolkata- 700017, District South 24 Parganas , in the state of West Bengal., do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.

Verified by me at 22nd Day of Dec, 202

J M CONSTRUCTION AND DEVELOPERS

[Signature]

Proprietor

Solemnly Affirmed & Declared
before me on Identification

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

Advocate
IDENTIFIED BY ME

[Signature]
Advocate

NABAKUMAR MUKHERJEE
Advocate
Alipore Criminal Court
Kolkata- 700027
Enrl. No.- WB / 2037 / 1999

22 DEC 2025

22 DEC 2025