



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

22AC 460499



FORM-'B'
[See rule3(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 "SRI PRASANTA GHOSH", PAN AIQPG5541A, son of Late Uddhab Ghosh, by faith Hindu, by Nationality -Indian, by Occupation Business, residing at 76B, Cossipore Road, P.O - Baranagar, P.S Cossipore, Kolkata - 700 036, Dist North 24 Parganas, West Bengal, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

13 APR 2026

J. P NIRMAN
Prasanta Ghosh
Partner

013404

SL. No.....Date **06 MAR 2026**

Name & Address.....

Stamp Vendor: **UJJAL DAS**
Hasnabad A.D.S.R Office
Basirhat Treasury: 24 Pgs (North)

Challan Amount:-

Value:-

Challan Date:-

Signature:



Rajib Kumar Mondal
Advocate of
Sessions Court, Kolkata-14



FORM 17
[Section 17]

NOTIFICATION SUPPORTED BY AN AUTHORITY
IN FAVOR OF ONE PERSON

06 MAR 2026



1. That, I Sri Prasanta Ghosh, Promoter of the proposed project declare that, J. P. NIRMAN, SMT. JHUMA GHOSH and SRI PRASANTA GHOSH, has legal title to the land on which the development of the project is proposed is going on.

AND

A legally valid authentication of title of such land along with other authenticated copy of title deed of 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 time period within which the project shall be completed by me within 31.12.2026
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/development 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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 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 shall take all the pending approvals on time from the competent authorities.
9. That, I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I 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.

Sd/-
Deponent

J. P. NIRMAN
Prasanta Ghosh
Partner

Verification

I, the deponent above, do hereby verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this day of 20

Solemnly affirmed &
declared before me,
on Identification of L.D. Advocate

M. SRIVASTAVA
Notary Govt. of India
Regd. No.-2087/10
Expiry-June 2030

13 APR 2026

Sd/-
Deponent

Identified by me
Advocate