

अभिचरण पश्चिम बंगाल WEST BENGAL



06AC 705280

BEFORE THE NOTARY PUBLIC
AT ALIPORE, KOLKATA-27

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **SHRI. VIKRAM SIKARIA** authorized signatory Developer of the proposed project named "GAJRAJ COVE"

I, **SHRI. VIKRAM SIKARIA** authorized signatory of the proposed project do hereby solemnly declare, undertake and state as under:

JSK AWAS LLP (PAN no : AATFJ7165L), a Limited Liability Partnership firm having its registered office at Ganga Jamuna Appartment, 28/1, Shakespeare Sarani, P.S. Shakespeare Sarani, Kolkata 700 017 represented by one of its Designated Partners **SIDDHI KHEMKA** (PAN no : GELPK1684H and AADHAAR no : 6934 6033 0455), daughter of Rakesh Khemka, by faith Hindu, by occupation business, by nationality Indian, residing at 30, Shakespeare Sarani, Orbit Victoria, Flat No. 10A, Kolkata 700 017 hereinafter referred to as the "PURCHASER" (which term or expression shall, unless excluded by or repugnant to the subject or context, include its partner (s) and their heirs, executors, administrators and legal representatives) of the OWNER.



Cont.....02 Pages

JSK AWAS LLP

Authorised Signatory

20026

18 FEB 2025

No. ₹10/- Date.....

Name :

Address :

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

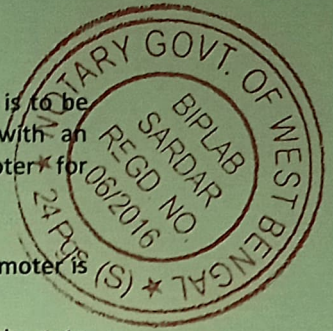
STAMP VENDOR

Alipore Police Court, KOI-27

SUBIR KUMAR DUTTA
ADVOCATE
ALIPORE CIVIL &
CRIMINAL COURT
KOLKATA-700 027

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.

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 FEBRUARY, 2030.**
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.



JSK AWAS LLP

Authorised Signatory
Deponent

I, **SHRI. VIKRAM SIKARIA** son of Mahavir Prasad Sikaria, (PAN no : ALLPS 1646L), (Aadhar No. 5596 0374 6973) aged about 53 Years old , residing at 5, J.B.S. Haldene Avenue, Block 1, " SYMPHONY ", Flat No. 16C, Police Station : Tiljala, Post Office : Dhapa, Kolkata 700 105, 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 **13th** Day of **March**, 2025.

Advocate

Solemnly Affirmed & Declared
before me on Identification

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

NABAKUMAR MUKHERJEE
Advocate
Alipore Criminal Court
Kolkata-700 027
Enrl. No. WB/2037/1999

13 MAR 2025