



पश्चिम बंगाल WEST BENGAL

03AC 865205



FORM 'B'

BEFORE THE NOTARY PUBLIC
BARASAT, NORTH 24 PARGANAS

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of JAYANTA BISWAS [PAN : AKLPB7146H],
[AADHAAR NO. 797466640616] Promoter and Partner of the proposed project
"DURGA MANSION".

I, JAYANTA BISWAS [PAN : AKLPB7146H], [AADHAAR NO. 797466640616], son of Late Panchanan Biswas, residing at TG-3/38, Teghoria, Lichubagan, P.O. Hatiara, P.S. Baguiati, Kolkata - 700157, District North 24 Parganas, West Bengal, Promoter and Partner of the proposed project "DURGA MANSION" duly authorized by the Partners of S.P.J. DEVELOPERS [PAN : ABNFS7424A] do hereby solemnly declare, undertake and state as under:

1. That the owner of this land is "BABLU MONDAL". We, S.P.J. DEVELOPERS [PAN : ABNFS7424A] as a Developer/Promoter with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.

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3. That the time period within which the project shall be completed by me /promoter is 22/09/2027
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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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/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 Verification any grounds.

S.P.J. DEVELOPERS

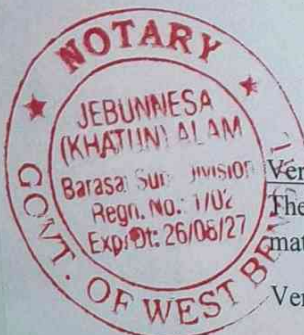
Sujanta Biswas Deponent

Partner

Verification

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 day of 2025



Solely affirmed on
by the party being duly identified to
Advocate
This document contains
pages and is checked by

Notary Clerk

Jebunnisa Alam
Notary Public, Barasa
Notary 24 Pgs., REGN No. 1102

21 APR 2025

Anamika Swarnakar
ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT