

SI No. 28f dated 25 AUG 2025

# भारतीय गैर न्यायिक



পশ্চিম বঙ্গ WEST BENGAL



## FORM 'B'

[See rule 3(4)]

### DECLARATION CUM AFFIDAVIT

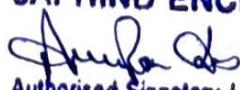
Affidavit cum Declaration of SRI.ANUPAM DAS Partner of "LEAD DEVELOPER" i.e. M/s. JAI

HIND ENCLAVE of the proposed project named "ASTER HEIGHTS"

I, SRI.ANUPAM DAS Partner of Lead Developer of the proposed project do hereby solemnly declare, undertake and state as under:

( 01 ) SRI. SUJATA LAHA, (PAN no : AGLPL5827B, Aadhaar Card No. 4876 2494 2551) wife of Late Deb JyotiLaha and residing at 5/1A, PitambarGhatak Lane, Post Office - Chetla, Police Station - Chetla, Kolkata - 700027, ( 02 ) SRI. DATATTREYO LAHA, (PAN no : AKPPL6961Q, Aadhaar Card No. 7870 1914 4547) son of Late Deb JyotiLaha and residing at 5/ 1A, PitambarGhatak Lane, Post Office - Chetla, Police Station - Chetla, Kolkata 700027, AND ( 03 ) SRI. TAPAN JYOTI LAHA, (PANno : AGJPL7793C, Aadhaar Card No. 9139 4192 1717, Mobile No. 9123013188) son of Late Surya Kumar Laha and residing at 5/ 1A, Pitambar Ghatak Lane, Post Office Chetla, Police Station - Chetla, Kolkata - 700027, 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

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JAI HIND ENCLAVE  
  
Authorised Signatory / Partner

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::02::

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.

That the **Lead Developer "Jai Hind Enclave"** is the promoter of the proposed Real estate project name "**ASTER HEIGHTS**" Situated at situated at Premises no:, 5/1A PitambarGhatakLane , Post Office : Chetla, Police Station : Chetla, Assesses No 110821300228, within the limits of Kolkata Municipal Corporation in its Ward No. 82, Borough : IX, Kolkata-700027,

That the said project is being developed under a "**SUPPLEMENTARY DEVELOPMENT AGREEMENT**" dated 30<sup>th</sup> Oct, 2024 executed between (01) SRI. SUJATA LAHA, (02) SRI.DATATTREYO LAHA, AND (03) SRI. TAPAN JYOTI LAHA, the Owners of the Land and The Joint Developers, namely:

M/s. JAI HIND ENCLAVE (LEAD DEVELOPER) and M/s.ARADHYA TRADERS PRIVATE LIMITED (Other Developer). As per the MOU , the LEAD DEVELOPER has been authorized to apply for registration under WBRERA , and to act on behalf of all joint developers for the said project.

1. That the said land is free from all encumbrances.

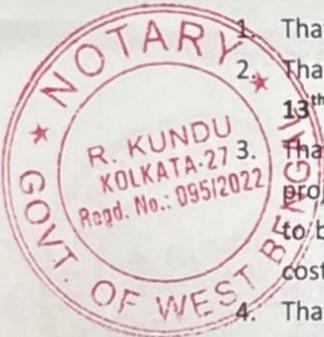
2. That the time period within which the project shall be completed by me/promoter is 13<sup>th</sup> JUNE,2029

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.

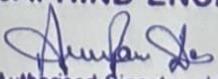
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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.



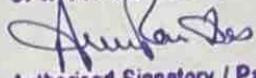
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**JAI HIND ENCLAVE**  
  
Authorised Signatory / Partner

::03::

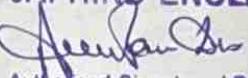
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

JAI HIND ENCLAVE  
  
Authorised Signatory / Partner

Deponent

I, SRI.ANUPAM DAS (PAN no : AGLPL5826A, Aadhaar Card No. 8731 0280 9813), son of Late Prasanta Kumar Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 2B, Gour Mohan Ghosh Road, P.O & P.S. Bhowanipore, Kolkata-700025, 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 from.

Verified by me at 25<sup>th</sup> Day of August, 2025.

JAI HIND ENCLAVE  
  
Authorised Signatory / Partner



Solemnly declared and affirmed  
before me on identification at  
Alipore Judges' Court, Kolkata-  
700 027 at Alipore, under the  
Notaries Act. at..... A.M./P.M.  
*RP*

Advocate

RAJDEEKHAR KUNDU  
Notary, Govt. of West Bengal  
Regd. No.: 095/2022

25 AUG 2025