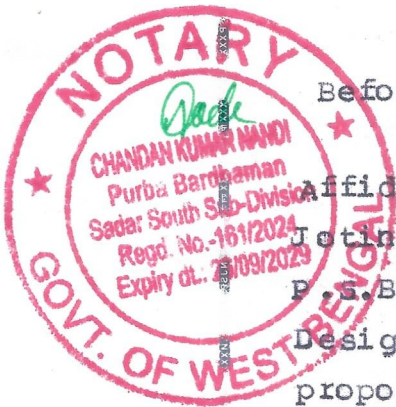


पश्चिम बंगाल WEST BENGAL

01AC 506  
PARAMESHWAR PRASAD  
Dist. Judge's Court  
Purba Bardhaman  
E.N.- F-1770/2013



Before the Ld. Notary Public at Purba Bardhaman.

Affidavit-cum-Declaration

Affidavit cum Declaration of Bankim Chandra Sarkar S/o-Late Jotindra Mohan Sarkar, residing at Alisha G.T. Road, PO-Joteran, P.S.-Burdwan, District-Purba Bardhaman, West Bengal-713104, Designation-Partner, Jai Jagannath Builders, promoter of the proposed project 'SHANTINIKETAN'.

1, Bankim Chandra Sarkar S/o-Late Jotindra Mohan Sarkar, Residing at Alisha G.T. Road, PO-Joteran P.S.-Burdwan, District-Purba Bardhaman, West Bengal-713104 Designation-Partner, Jai Jagannath Builders, Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:-

1. That, Bidyut Kumar Ghosh, Guru Pada Ghosh, Bankim Chandra Sarkar & Ashalata Sarkar have a legal title to the land on which the development of the proposed project is to be carried out.

AND

CHANDAN KUMAR NANDI  
NOTARY

Regd. No.-161/2024  
Bardhaman Sadar South Sub-Division  
VII-P.O. Scheme, P.S. Purna, Dist. Purba Bardhaman  
Pin-713423, West Bengal

03 DEC 2024

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A legally valid authentication of title of such land of the real estate project along with Development Agreement and Power of Attorney 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/promoter is 01/10/2027.

4. That seventy percent of the amount 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.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

### V e r i f i c a t i o n

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 Burdwan court on this 3rd day of December-2024.

*Chandan Kumar Nandi*

**CHANDAN KUMAR NANDI**  
**NOTARY**

Regd. No.-181/2024  
Bardhaman Sadar South Sub-Division  
VII-P.O. Satar, P.S. Raina, Dist. Purba Bardhaman  
Pin-713423, West Bengal

U 3 DEC 2024

*Bankim chandra Sarkar*

Deponent

Identified by me.

*Parameshwar Prasad*  
Advocate

03/12/2024

**PARAMESHWAR PRASAD**  
**ADVOCATE**  
Dist. Judge's Court  
Purba Bardhaman  
E.N.- F-1770/2013