

Sl. No. 07 dated 30-DEC-2025

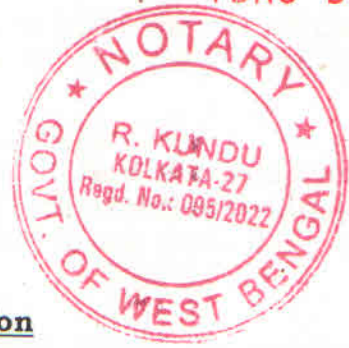


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

15AC 555276



BEFORE THE NOTARY
ALIPORE JUDGES' COURT



FORM B

Affidavit cum Declaration

Affidavit cum Declaration of **RAJESH KUMAR JHAJHARIA**, son of Late SM Jhajharia one of the designated partners of **SORAJEET DEVELOPERS LLP** at 61A Sardar Sankar Road, Ground Floor Kolkata: 700029 herein referred to as promoter of the proposed project **SJ KANAKLATA**

I, **RAJESH KUMAR JHAJHARIA** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

SORAJEET DEVELOPERS LLP
Rajesh Kumar Jhajharia
Designated Partner



30 DEC 2025

SL.No
43260

Date
18,DEC,2025

Rs.

10/-

Name
Address

ANINDYA CHAKRABORTY (Advocate)
CALCUTTA HIGH COURT,KOL-700001.

SMRITI BIKASH DAS
Govt.Licence Stamp Vendor
Alipore Police Court
Kolkata - 27



SMRITI BIKASH DAS

Govt. Licence Stamp Vendor

18 DEC 2025



1. That the landowners Smt Mitra Datta and Smt Manju Datta have a legal title to the land on which development of the proposed project **SJ KANAKLATA located at 150 Rajshekhar Bose Sarani (Previously known as Bakulbagan Road) Kolkata: 700025 PS: Bhawanipur** has been carried out and a legally valid authentication of title of such land along with authenticated copy of the agreement between Smt Mitra Datta and Smt Manju Datta and promoter for development of project is enclosed therewith.
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 **30/11/2030**
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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.



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SORAJEET DEVELOPERS LLP

R. Kundu

Designated Partner

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.

SORAJEET DEVELOPERS LLP

Rajsekhar Kundu

Designated Partner

Deponent

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 _____ on this _____ day of _____

Rajsekhar Kundu

SORAJEET DEVELOPERS LLP

Rajsekhar Kundu

Designated Partner

Deponent

Identified by

Dibasish Choudhury
Debasish Choudhury Advocate
Alipore Judges' Court
Kol-700027
WB/929/1983

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.

Rajsekhar Kundu

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

30 DEC 2025

