

C.L. NO 14/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল

WEST BENGAL

09AC 398121

Affidavit cum Declaration

Affidavit cum Declaration of **ASHOK KUMAR GHOSH**, son of late Murari Mohan Ghogh, by faith Hindu, by Nationality -Indian, by occupation - Business, residing at 125/4,Santosh Avenue, P.S.Survey Park , Kolkata- 700075, Kolkata, proprietor of promoter, **M/S. JAYA CONSTRUCTION** promoter/ developer, having office at 53, New Santoshpur Main Road, P.O-Santoshpur, P.S-Survey Park , Kolkata- 700075, Kolkata, promoter/ developer of the proposed project named **"SWAPNIL APPARTMENT"** situated at 47,Rani Rashmoni Bagan, P.S-Survey park (previously Purba Jadavpur) P.O.-Survey Park, Pin - 700075, Dist -South 24 Parganas, Mouza -Santoshpur, J.L. no. 22, Ward no. 104 within Kolkata Municipal Corporation, West Bengal, India

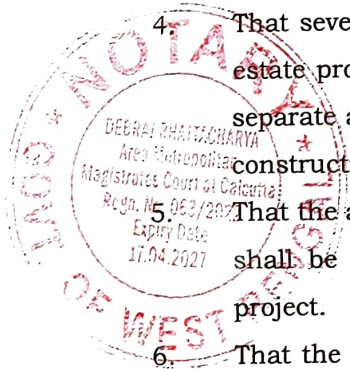
Debraj Bhattacharya
Notary, Govt. of W.B.
Regd. No. 063/2022
Buckshall Court, Calcutta

03 JUL 2025

I, **ASHOK KUMAR GHOSH**, son of late Murari Mohan Ghogh, by faith Hindu, by Nationality -Indian, by occupation - Business, residing at 125/4,Santosh Avenue, P.S.Survey Park , Kolkata- 700075, Kolkata, promoter being the proprietor of proprietorship firm **M/S. JAYA CONSTRUCTION** promoter/ developer, promoter

Affidavit cum Declaration of **ASHOK KUMAR GHOSH**, being the proprietor of proprietorship firm **M/S. JAYA CONSTRUCTION** of the proposed project do hereby solemnly declare, undertake and state as under:

1. That land owner, Amit Kumar Acharya, Sulata Acharya and Dola Bhattacharjee are the, have / has a legal title to the land on which the development of the project is proposed 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.
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 **25.07.2028**.
4. 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.
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 utilised for the project and the



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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 any grounds.



For JAYA CONSTRUCTION

Ashok Chandra
Proprietor

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

For JAYA CONSTRUCTION

Ashok Chandra
Proprietor

Deponent

*Identified by me
Vinit Sharma
Advocate*

F/1898/2009

Solemnly Affirmed and
Declared Before me Deponents
Signature Identified by Advocate

D. Bhattacharya

Notary

Debraj Bhattacharya
Notary, Govt. of W.B.
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