

WEST BENGAL

11AC 716804

Registered No. 539 of 2023
Dated this 9th day of Dec 2025

JAI BALAJI CONSTRUCTION
PARTNER
Lalit Agarwal

FORM 'B'
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH
SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON
AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Lalit Kumar Agarwal, Partner of the firm **JAI BALAJI CONSTRUCTION** and promoter of the proposed project.

I, Lalit Kumar Agarwal S/o Sri Manohar Lal Agarwal, Nationality Indian, by faith Hindu, by occupation Business, permanent resident of Kalpataru Complex, Upenbabu Street, Munseffdanga, P.o. & Dist. Purulia-723101, Partner of the firm JAI BALAJI CONSTRUCTION having its registered office at K.N.C. Lane, Munsiffdanga, P.o. & Dist. Purulia-723101 promoter of the proposed project do hereby solemnly declare, undertake and state as under.

SAMIR KUMAR SHAW

NOTARY PUBLIC
West Bengal

Cont. Page - 2

- 9 DEC 2025



JAI BALAJI CONSTRUCTION
Lal. Ag. 12/25
PARTNER

Page - 2

1. That **Ashis Adhikary and Sanjay Adhikary** have a legal title to the land on which the development of the proposed project is to be carried out.

AND

A legally valid authentication of such land along with a authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

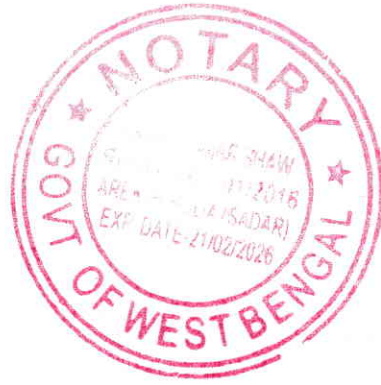
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is **31st October 2030**.
4. That seventy percent of the amounts realised by promoter for the real estate project from the allottees, from time to time, shall be deposited 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed

SAMIR KUMAR SHAW

NOTARY PUBLIC
Govt of W.B.

9 DEC 2025

Cont. Page - 3



Page - 3

by the rules and regulations made under the Act.

10. That I 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.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Deponent

Verified by me at Purulia on this
9th day of December 2025.

JAI BALAJI CONSTRUCTION
Lalit Kumar
PARTNER

Signature of the deponent
Identified by me

Signature Lalit Kumar
Agarwal Attached only by me
Identification of Sd/- Haimanta
Mahata Address
SAMIR KUMAR SHAW
Shaw
NOTARY PUBLIC
Govt. of West Bengal, Purulia

Haimanta Mahata
Adv
09/12/25

- 9 DEC 2025