

SI No 00016 20/01/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

99AB 256319



BEFORE THE NOTARY PUBLIC

FORM 'B'

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 **M/s.SANKAT MOCHAK VYAPAAR PVT. LTD. (Promoter)**, a company through its director **Mr.Asis Sarkar**, duly authorized by the promoter of the proposed project, vide its authorization dated **24th day of July 2023**;



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I, **Mr. Asis Sarkar** duly authorized by the promoter of the proposed project "**JALSHA**" do hereby solemnly declare, undertake and state as under:

1. That **Mrs. Ira Mitra and Mr. Sanjeeb Kumar Mitra** 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 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 the promoter is **03-05-2029**.
4. That seventy per cent of the amounts realised by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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



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utilised for the project and the withdrawal has been in compliance with Kolkata
the proportion to the percentage of completion of the project.

8. That the promoter shall take all the pending approvals on time, from
the competent authorities.

9. That the promoter has furnished such other documents as have been
prescribed by the rules and regulations made under the Act.

10. That the 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.

Ani Sankar

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 _____.

SANKATMOCHAK VIYAPAR PVT. LTD.

Ani Sankar

Director

Deponent

Identified by me

Advocate



Signature attested
on identification

N. N. Rahaman
Noorun Nasseh Rahaman
Notary, Govt. of India
Regn. No. 13808/18
Alipore Judges' Court
Kolkata-700027

Identified by me
[Signature]
Advocate

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