

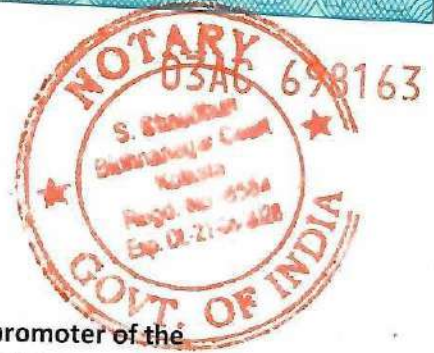


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC:
AS AT KOLKATA
DIST. NORTH 24 PARGANAS

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION



Affidavits cum Declaration of Arnab Dutta duly authorized by the promoter of the proposed project Jorag Surekha vide its authorization dated 24.05.24.

I, Arnab Dutta S/o Anjan Dutta aged about 42 years R/o 337, Kacharipara Road, PO & PS - Chinsurah, District - Hooghly, Pincode - 712101 duly authorized by the promoter of the proposed project Jorag Surekha, do hereby solemnly declare, undertake and state as under:

1. That Sumita Roy Chowdhury has a legal title to the land on which the development of the project is to be carried out
And
a legally valid authentication of the 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 promoter is 14-12-2026.

6 MAR 2025

265301

07 FEB 2025

Shyama Prasad Dey Paul
Advocate
High Court, Calcutta
Enrollment No. WB / 906 / 88

S.L. No.....Sold To.....

Rs.....Addrs.....

G.C. SAHA

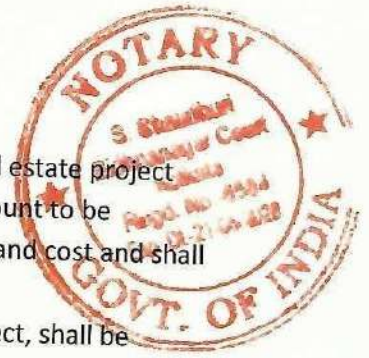
(Govt.) LICENSED STAMP VENDOR

11A, Mirza Galib Street, Koi-87

Issue Date.....Sign.....

07 FEB 2025

X
FEB 11 2025
KOLKATA



4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 specified by the rules and regulations made under the Act.
10. That 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.

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 Kolkata on this 06 day of March, 2025

JORAG NIRMAN
Deponent
Jorag Nirman
Proprietor

JORAG NIRMAN
Deponent
Jorag Nirman
Proprietor

[Signature]
ATTESTED
S. CHAUDHURI
★ NOTARY ★
GOVT. OF INDIA
Regd. No.-0584/08
Bidhanagar Court
District North 24 Parganas

Identified by me

[Signature]
Advocate
MANOJ BASU
Advocate
Enrolment No.-F-247/2006
Bidhan Nagar Court
Kolkata-700091

06 MAR 2025