



पश्चिम बंगाल WEST BENGAL

Before The Notary Public

FORM 'B'

[See rule 3(4)]

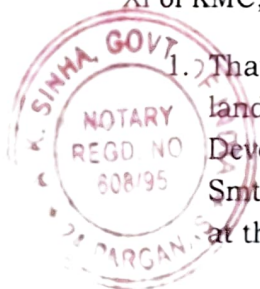


DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Salamat Ali Molla, Proprietor of M/s. NATIONAL ENTERPRISE promoter of the proposed project **"JANA APARTMENT"** at Premises No. 463, Harisava Math, Brahmapur, PS - Banshdroni, PO - Bramhapur, Kolkata - 700084, under Ward No. 112 of Borough - XI of KMC, WB, India

I, Salamat Ali Molla, Proprietor of M/s. NATIONAL ENTERPRISE promoter of the proposed project **"JANA APARTMENT"** at Premises No. 463, Harisava Math, Brahmapur, PS - Banshdroni, Kolkata - 700084, under Ward No. 112 of Borough - XI of KMC, WB, India, do hereby solemnly declare, undertake and state as under:



1. That my Firm M/s. NATIONAL ENTERPRISE has a legal/right title to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners namely Sri Somesh Jana and Smt Soma Ghosh alias Soma Jana, being No. 160314560 of 2022, registered at the Office of DSR - III, 24 Prgns (S)

06 DEC 2024

No. 21

Date

24 OCT 1962

Name

Address

City

State

Zip

Phone

Telex

Radio

Mail

Signature

Remarks

B. C. Martin

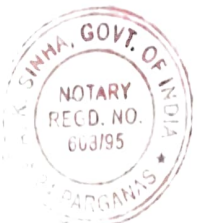
Alameda

Alameda County

Alameda 940 027

Signature of Agent
Remarks

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 31-12-2026
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.



Salamat Ali Molla.

Deponent

Verification

I, Salamat Ali Molla, Son of Ramjan Ali Molla, Resident of 1184, Bramhapur, Badamtala, Kolkata - 700096, do solemnly affirm that 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 4th day of December, 2024

Salamat Ali Molla.

Deponent

*Solemnly Affirmed & Declared
before me on Identification*

A. K.

A. K. Sinha, Notary
4th Floor Judges/Police Court, Calcutta
Recd. No. 608/1995 Corr. No. 11

Identified by me

Anil
Advocate

04 DEC 2024