



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

08AC 895764

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 SRI SHAMBHU KUNDU, Partner of M/s. JUPITER CONSTRUCTION promoter of the proposed project "46, JOGENDRA GARDEN" at Premises No. 46, Jogendra Garden, under Ward No. 107 of Borough – XII of KMC, PS - Kasba, PO – E.K.T.P, Kolkata - 700107, WB, India

I, SHAMBHU KUNDU, Partner of M/s. JUPITER CONSTRUCTION promoter of the proposed project "46, JOGENDRA GARDEN" at Premises No. 46, Jogendra Garden, under Ward No. 107 of Borough – XII of KMC, PS - Kasba, PO – E.K.T.P, Kolkata - 700107, WB, India, do hereby solemnly declare, undertake and state as under:

1. That, our Firm M/s. JUPITER CONSTRUCTION has legal right/title on the land for the Project "46, JOGENDRA GARDEN" via Joint Development Agreement with the Land Owners, namely Partha Sarathi Bhattacharjee, Ratna Ray Chaudhury, Chabi alias Jharna Chatterjee, Khuku Bhattacharjee, Indrani Bhattacharjee and Ram Bhattacharya, being Deed No. 160310301 of 2023, registered at the Office of DSR – III, South 24 Parganas
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 31-12-2029

PADMA DAS
NOTARY
Regn. No. 1377118
C.M.M's Court
Kolkata-700001

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Shambhu Kundu
Deponent

Verification

I, SHAMBHU KUNDU, Son of Late Sunil Kundu resident of 188, Rajdanga School Road, Kolkata – 700107 do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Kolkata on this 12th day of January, 2026

Identified & Verified
Shambhu Kundu
Advocate
CJM Court, Calcutta
Enrolment No. 13771/18
PADMA DAS
NOTARY
Reg. No. 13771/18
C.M.M's Court
Kolkata-700001

Shambhu Kundu
Deponent

**SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION**

12 JAN 2026

PADMA DAS
NOTARY