



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Sakti Pada Dhar duly authorized by the promoter of the proposed project "Jaya Apartment VI" vide its authorization dated 19.02.2025.

I, Sakti Pada Dhar S/o Ramendra Kumar Dhar age 66 Years R/o at 20/1, Manindra Nath Mitra Row, P.S Muchipara, P.O Amherst Street, Kolkata – 700009 duly authorized by the promoter of the proposed project Jaya Apartment VI, do hereby solemnly declare, undertake and state as under:

1. That NST Housing Development Private Limited and Sadhana Jain 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 18-12-2029.

22 AUG 2025

88346

S. KHAN
Advocate
10, Old Post Office Street
Room No. 8 & 9
Kolkata-700 001

NAME _____
ADD _____
RS _____

21 MAY 2025
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, ...

21 MAY 2025
21 MAY 2025

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

New Dhar Lottery Agency (P) Ltd.

Sum. P. S. Sha.
Deponent

Director

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 22nd day of August, 2025

New Dhar Lottery Agency (P) Ltd.

Deponent *Sum. P. S. Sha.*

Director



Solemnly affirmed & declared before me on Identification of L.D. Advocates

M. Srivastava
M. SRIVASTAVA
Notary Govt. of India
Regn. No.-8087/10
Expiry-June 2030

22 AUG 2025

Identified by ME
Rajib Bhattacharya
Advocate