



24 MAR 2025

पश्चिम बंगाल WEST BENGAL

99AB 281386

THE NOTARY
GOVERNMENT OF INDIA
Serampore Court



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. Ranjit Banerjee (PAN - ADXPB3534G) son of Late Mrigendra Chandra Banerjee, age about 64 Years, by Faith Hindu, by Nationality Indian, By Occupation Business, residing at 5/2/6/1, Mall Road, P.O - Mall Road, P.S. - Dum Dum, Kolkata - 700080, Partner of the Promoter of both Partnership Firm i.e. **1. JUPITER DEVELOPERS, 2. JUPITER** for the proposed project "**GARDENIUM (PHASE III)**" situated at Mouza - Matiagacha, J.L. No. - 187, Touzi No. - 146, Pargana Anowarpur, Kirtipur - II Gram Panchayat, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700135, duly authorized by the promoter of the proposed project, vide his authorization dated 24/03/2025

I, Ranjit Banerjee, Partner of **1. JUPITER DEVELOPERS (PAN- AAGFJ4322E), 2. JUPITER (PAN- AACFJ4060F)** (having the registered office of both partnership firm at Premises No. 238/55, Airport City, 238/126/3, Jessore Road, Ward No. 17 under North Dum Dum Municipality, P.O.- Rajbari Colony, P.S.- Airport, Kolkata- 700081, Dist. - North 24 Parganas), promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

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For JUPITER DEVELOPERS
AND For JUPITER

Ranjit Banerjee
Partner

*C 2458 Value 1.57
Date
Sold to
Address
Vendor Sign



10 SEP 2024

Marmiatha Chatterjee Mukherjee
Govt. Licence Stamp Vendor
Sealdah Civil Court, Kol-14



FOR JUPITER DEVELOPERS
AND VENDORS

1. (a) **M/S. JUPITER DEVELOPERS**, a partnership firm, having Income Tax Permanent Account No. (PAN) "AAGFJ4322E", & (b) **M/S. JUPITER**, a partnership firm, having Income Tax Permanent Account No. (PAN) "AACFJ4060F", having its Office of both partnership firm at 238/126/3, Jessore Road, P.O. – Rajbari Colony, Police Station – Airport, Kolkata – 700 081, in the District of North-24-Parganas, both are represented by its Partner MR. RANJIT BANERJEE son of Late Mrigendra Chandra Banerjee, having Income Tax Permanent Account No. (PAN) "ADXPB3534G", by faith – Hindu, by occupation – Business, residing at 5/2/6/1, Mall Road, Post Office – Mall Road, Police Station – Dum Dum, Kolkata – 700 080, in the District of North-24-Parganas, Indian Citizen, **And (c) GLF PROJECTS LIMITED**, a company under the Companies Act, 1956, having Income Tax Permanent Account No. (PAN) "AACCG9874H", having its Office at 23A, Netaji Subhash Road, Fourth Floor, Room No. 7A, Post Office – Kolkata GPO, Police Station – Hare Street, Kolkata – 700 001, represented by its Director MR. ROSHAN LAL SINGHAL, son of Late Chander Bhan Singhal, having Income Tax Permanent Account No. (PAN) "ALCPS8734J", by faith – Hindu, by occupation – Business, residing at 23A, Netaji Subhash Road, Fourth Floor, Room No. 7A, Post Office – Kolkata GPO, Police Station – Hare Street, Kolkata – 700 001, Indian Citizen, **(d) NICKY COMMERCIAL PRIVATE LIMITED**, a company under the Companies Act, 1956, having Income Tax Permanent Account No. (PAN) "AAACN8443M", having its Office at 23A, Netaji Subhash Road, Fourth Floor, Room No. 7A, Post Office – Kolkata GPO, Police Station – Hare Street, Kolkata – 700 001, represented by its Director MR. ROSHAN LAL SINGHAL, son of Late Chander Bhan Singhal, having Income Tax Permanent Account No. (PAN) "ALCPS8734J", by faith – Hindu, by occupation – Business, residing at 23A, Netaji Subhash Road, Fourth Floor, Room No. 7A, Post Office – Kolkata GPO, Police Station – Hare Street, Kolkata – 700 001, Indian Citizen, **(e) NITU DEVELOPERS PRIVATE LIMITED**, a company under the Companies Act, 1956, having Income Tax Permanent Account No. (PAN) "AAECN1633P", having its Office at Lauhati, Post Office – Lauhati, Police Station – Rajarhat, Kolkata – 700 135, represented by its Director JAMAL UDDIN MOLLA son of Mojabari Molla, having Income Tax Permanent Account No. (PAN) "AIYPM1138K", by faith – Muslim, by occupation – Business, residing at Village and Post Office – Lauhati, Police Station – Rajarhat, Kolkata – 700 135, Indian Citizen, **(f) JAMAL UDDIN MOLLA** son of Mojabari Molla, having Income Tax Permanent Account No. (PAN) "AIYPM1138K", by faith – Muslim, by occupation – Business, residing at Village and Post Office – Lauhati, Police Station – Rajarhat, Kolkata – 700 135, Indian Citizen has a legal title to the land on which the development of the project is proposed 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 owners 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 us/promoter is 31/12/2030.
4. That seventy percent of the amounts realised by us/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 schedule 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.

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For JUPITER DEVELOPERS
AND For JUPITER

Ranjit Banerjee
Partner

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, 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 utilized 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 have / has furnished such other documents as have been prescribed 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.

Solemnly Affirm and Declare
before me

A.K.R. SAHA NOTARY
Govt. of India, Serampore
Reg. No. 589/95

For JUPITER DEVELOPERS
AND For JUPITER

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 Kolkata on this 24th of March, 2025.

For JUPITER DEVELOPERS
AND For JUPITER

Deponent

Identified by me



ATTESTED

A. KR. SAHA
Notary, Govt. of India
Serampore Court
Reg. No 589/95

24 MAR 2025

Ashok Kumar Saha
Advocate
Serampore Court
WB/619/1978