

SL. NO..... 29 .....

# भारतीय गैर न्यायिक



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

15AC 327894

## FORM 'B'

[See rule 3(2)]

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. Salil Saha, (PAN: AMAPS2207F) son of Late Chittaranjan Saha, age about 66 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at P-158, Regent Estate, P.O. Regent Estate, P.S. Jadavpur, Kolkata - 700092, Dist. - Kolkata, Director of the promoter (**JAIRAM PROJECTS PRIVATE LIMITED**) for the proposed project "**Jairam Elite**" situated at Premises No. 30, Baghajatin Block-D, Ward No. 102 under KMC, P.O. Jadavpur University, P.S. Jadavpur, District-South 24 Parganas, Kolkata- 700032, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 27/01/2026;

I, Salil Saha Director of (promoter) **JAIRAM PROJECTS PRIVATE LIMITED**, having CIN: U70101WB2007PTC120020, PAN : AALCS4130K and registered office at 226/1 ACH Jagadish Bose Road, Space 4B, 4th Floor, Ward No. 069 under KMC, P.O. Lala Lajpat Roy Sarani, P.S. Ballygunge, Kolkata- 700020 of the proposed project/ duly authorized by the promoter of the said project/do hereby solemnly declare, undertake and state as under:

27 JAN 2026

For JAIRAM PROJECTS PVT. LTD.  
Salil Saha  
Director



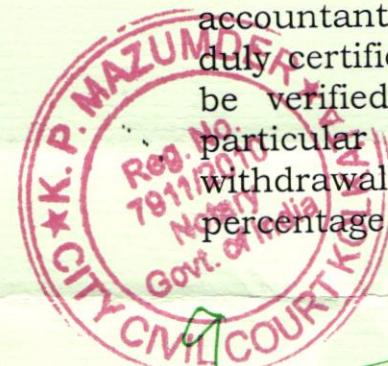


1. (a) **SMT. RINA SENGUPTA**, (PAN- FHVPS1950L), wife of Late Samir Sengupta, by Faith - Hindu, by Nationality - Indian, by Occupation - Housewife, residing at D/31, Baghajatin, P.O. Jadavpur University, P.S. Jadavpur, Kolkata- 700032 and (b) **SMT. RUNA RAKSHIT**, (PAN- ESHPS5409G), wife of Sri Alok Rakshit and daughter of Late Samir Sengupta, by Faith - Hindu, by Nationality - Indian, by Occupation- Housewife, residing at 55, Ananda Pally, P.O. Jadavpur University, P.S. Jadavpur, Kolkata- 700032, has a legal title to the land on which the development of the proposed project 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 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 us/promoter is 31/07/2026.
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.
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, we / 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.



For JAIRAM PROJECTS PVT. LTD.

27 JAN 2026

Saw Saha  
Director

8. That, we / promoter shall take all the pending approvals on time from the competent authorities.



9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we / 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.

For JAIRAM PROJECTS PVT. LTD.

*Sahil Saha*

Director

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 27 th day of January, 2026.

For JAIRAM PROJECTS PVT. LTD.

*Sahil Saha*

Director

Deponent



Solemnly Affirmed & Declared  
Before me on Identification

*Notary*  
K. P. MAZUMDER, NOTARY  
City Civil Court, Calcutta  
Reg. No. 7911/2010 Govt. of India

27 JAN 2026

Identified by me

*S. D. M.*

Advocate