

भारतीय गैर न्यायिक

पचास
रुपये

₹ 50

FIFTY
RUPEES

Rs.50

भारत

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

NOTARIAL

NOTARIAL

पश्चिम बंगाल WEST BENGAL

AM 350002

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 Joyshankar Sarkar promoter of the proposed project;


I, Joyshankar Sarkar, son of Kamal Sarkar, residing at 287, Ganguly Bagan, P.O: Naktala, P.S: Patuli, Kolkata: 700047 being the Partner of "M/s. APJ Group", having its registered office at 215, Raipur Road, P.O: Naktala, P.S: Netaji Nagar, Kolkata: 700047 do hereby declare that M/s. APJ Group is the promoter of the project, i.e., "APJ Group - I" constructed at Premises No: 190/10, Raipur Road (Postal Premises No: 206/4, Raipur Road) under Dag No: 577, Mouza: Raipur, J.L. No: 33, P.O: Naktala, P.S: Netaji Nagar, Kolkata: 700047, within the limits of Ward No: 99, Borough No: X, Kolkata Municipal Corporation do hereby solemnly declare, undertake and state as under:

Joyshankar Sarkar.

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M's Court
Kolkata-700 001

05 FEB 2025



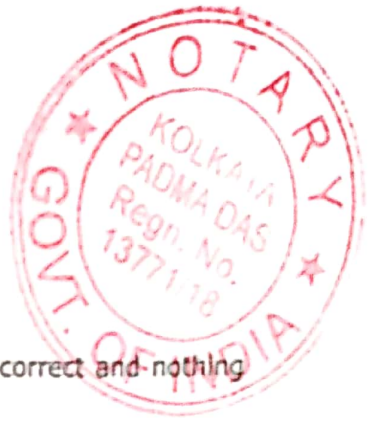
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1. That Alo Halder, Rakhi Basu, Ruby Halder and Sumana Barik have the legal title to the land on which the development of the proposed project is to be carried out.
 2. That the said land is free from all encumbrances.
 3. That the time period within which the project shall be completed by the promoter is 31st December, 2027.
 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.
 9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
 10. That the 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.

Jayshankar Sankar.
Deponent

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M's Court
Kolkata-700 001

05 FEB 2025





Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on this 3rd day of February, 2025.

Jayshankar Sanjay.

Deponent

Identified by me

Advocate

Identified by me
Amadri Chakraborty
Advocate
Enrollment No. WB/154-A/1994
C.J.M. Court, Kolkata

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]
PADMA DAS
NOTARY

PADMA DAS
NOTARY
Regn. No.-13771/18
C.M.M's Court
Kolkata-700 001

05 FEB 2025

