

## भारतीय गैर न्यायिक

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रुपये  
₹.10

भारत

TEN  
RUPEES  
Rs.10

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

BEFORE THE NOTARY PUBLIC  
GOVERNMENT OF INDIA  
ALIPORE POLICE COURT

FORM 'B'

[See rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED  
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTERAffidavit cum Declaration

Affidavit cum Declaration of Sri Dipankar Majumder (PAN: AMUPM3072C) son of Sri Dulal Aditya Majumder, age about 44 years, by Faith Hindu, by Nationality Indian, by Occupation- Business, residing at E/41, Baghajatin, P.O.- Baghajatin, P.S.- Patuli, Kolkata - 700086, Proprietor of the promoter (**Uma Enterprise**) of the proposed project "**Sajhbati - X**" situated at Premises No. 171, Baghajatin Colony D Block Road, Ward No- 102 under KMC, P.O.- Jadavpur University, P.S.- Jadavpur, Pin Code- 700032, District- South 24 Parganas, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 21/12/2024;

I, Dipankar Majumder, Proprietor of the promoter (**Uma Enterprise**) having registered office at 11/C, Sivaji Road, Agomoni Apartment, Flat No. 1/C, 1<sup>st</sup> Floor, P.O.- Jadavpur University, P.S.- Jadavpur, Kolkata - 700032, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

UMA ENTERPRISE

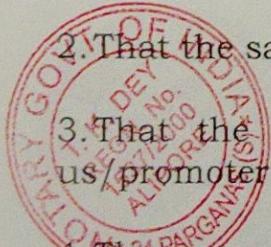
Proprietor

21 DEC 2024

1. (a) **Sri Jayanta Ghosh** (PAN-BSXPG9614E), son of Late Anil Baran Ghosh, by Faith Hindu, by Nationality- Indian, by Occupation- Business, residing at D-69, Baghajatin Pally, P.O.- Jadavpur University, P.S.- Jadavpur, Kolkata- 700032, District- South 24 Parganas, (b) **Sri Bidyut Baran Ghosh** (PAN-ADYPG2423N), son of Late Anil Baran Ghosh by Faith Hindu, by Nationality- Indian, Occupation- Retired, residing at D-95A, Baghajatin Pally, P.O.- Jadavpur University, P.S.- Jadavpur, Kolkata- 700032, District- South 24 Parganas, (c) **Sri Uttam Kumar Ghosh** (PAN-ADEPG6496R), son of Late Anil Baran Ghosh by Faith Hindu, by Nationality- Indian, Occupation- Retired, residing at 185/2, Kharer Math, Ward No- 9, P.O.- New Barrackpore, P.S.- New Barrackpore, West Bengal- 700131, (d) **Smt. Sumita Chakraborty** (PAN-ARSPC7188G), wife of Late Somesh Chakraborty and daughter of Late Anil Baran Ghosh, by Faith Hindu, by Nationality- Indian, by Occupation- Housewife, residing at Panchabati, Panihati (M) , Natagarh, West Bengal- 700113, District- North 24 Parganas, (e) **Smt. Aruna Ghosh alias Soma Ghosh** (PAN-AUVPG1912E), wife of Swapan Kumar Ghosh and daughter of Late Anil Baran Ghosh, by Faith Hindu, by Nationality- Indian, by Occupation- Housewife, residing at 512/1, Haralal Nagar, Masji Badi Road, P.O. & P.S.- Kanchrapara, Pin Code- 743145, District- South 24 Parganas, (f) **Gopa Bhattacharjee** (PAN-CAJPB2434C), wife of Bimalendu Bhattacharjee and daughter of Late Anil Baran Ghosh, by Faith Hindu, by Nationality- Indian, by Occupation- Housewife, residing at L R 364, A.B.L. Township, Durgapur Abi Township, West Bengal- 713206, District- Barddhaman, and (g) **Smt. Gouri Dutta** (PAN-BYXPD2877A), wife of Late Swapan Dutta and daughter of Late Anil Baran Ghosh, by Faith Hindu, by Nationality- Indian, by Occupation- Housewife, residing at E 42 Baghajatin Pally, P.O.- Baghajatin, P.S.- Patuli, Kolkata- 700086, District- South 24 Parganas has a legal title to the land on which the development of the proposed project is to be carried out.

AND

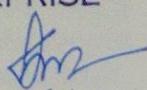
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

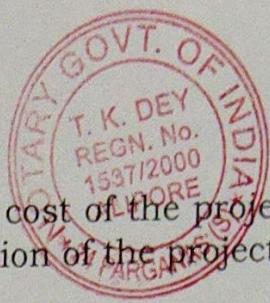


2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by us/promoter is 30/06/2026.
4. That seventy percent of the amounts realised by us/promoter for the real estate project from the allottees, from time to time, shall be deposited in 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.

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Proprietor



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 utilized 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.

UMA ENTERPRISE

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 24 day of December, 2024



Solemnly Affirmed & Declared  
before me on identification

T. K. Dey, Notary  
Alipore Judges' Police Court, Cal-27  
Reg. No. 1537/2000, Govt. of India

21 DEC 2024

21 DEC 2024

UMA ENTERPRISE

Deponent

Identified by me

DILIP DAS

Advocate

B.Com., LLB

Advocate

Alipore Police Court

Kolkata-700 027

W.B -525 / 1979