



পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

30AA 645920



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **SAYED KAIZAR USSAN** [PAN NO - AEOPU1078G]
[AADHAR NO - 2514 3313 7239], Son of Sayed Merajuddin, aged about 39 years, by
Faith- Islam, by Occupation- Business, by Nationality- Indian and residing at Talgram,
P.O.- Talgram, P.S.- English Bazer, Malda, in the District of Malda, West Bengal, Pin-
732125, being one of the Partner of "**JAY BABA BISWAKARMA BUILDERS**" and being
the promoter of the proposed project.

Cont...P-2

KAUSHIK GOSWAMI
Notary-Govt. of West Bengal
Siliguri, Darjeeling
Reg. No. 16/2017
Exp. Dt. 04/06/27

27 JAN 2025

NON JUDICIAL STAMP

Sl No 295 Dated 03/01/25

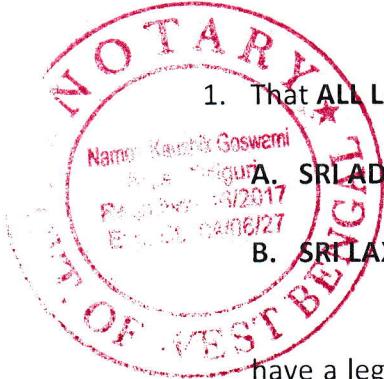
Name Joy Baba Biswakarma

of SJ

Value Rs 20/- (Rupees Twenty only

Sandhya Saha Gao
Govt. Stamp Vendor
Siliguri Court
..... dated 03/01/25

I, SAYED KAIZAR USSAN, Partner of "JAY BABA BISWAKARMA BUILDERS" and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



1. That ALL LANDLOAD NAME ARE

A. SRI ADHIR CHANDRA KARMOKAR S/O- LATE DAYAMOI KARMOKAR

B. SRI LAXMAN SWARNAKAR S/O- RAMASWAR SWARNAKAR

have 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 the promoters is (DELEVERY DATE OF PROJECT - 31ST DECEMBER 2028).

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Sayeed Kaizer USSAN
Notary Public
Govt. of West Bengal
Serial No. 16/2017
Exp. Dt. 04/05/27
77 JAN 2025

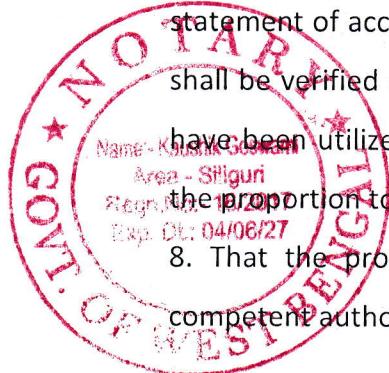
Jay Baba Biswakarma Builders
Sayed Kaizer USSAN
Partner

7. That promoters 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 promoters shall take all the pending approvals on time, from the competent authorities.

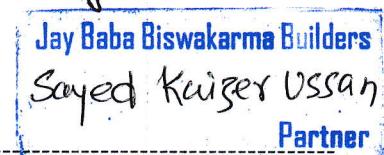
9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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.

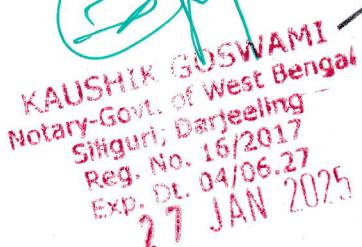


The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Siliguri, on this 27th day of January, 2025.



Deponent
Identified by me



Advocate

✓ ✓ 2025