



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

12AC_063087

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 Sri Swapan Kantha, (PAN- AGAPK0494N) son of Late Bhabatosh Kantha, age about 58 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 29, Lake East 4th Road, Post Office - Santoshpur, Police Station - Survey Park, District- South 24 Parganas, Kolkata- 700075, Proprietor of the promoter (**M/S. J.S. CONTRACTOR**) of the proposed project "**JAYA APARTMENT**" situated at Premises No. 713, Survey Park, Ward No. 109 under KMC, P.O. Santoshpur, P.S.- Survey Park, District- South 24 Parganas, Kolkata- 700075, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **13** /02/2026;

I, Swapan Kantha, Proprietor of the promoter (**M/S. J.S. CONTRACTOR**) having registered office at 58, Lake East 4th Road, Mailing- 4/3 Lake East 4th Road, Ward No. 103 under KMC, Post Office - Santoshpur, Police Station - Survey Park, District- South 24 Parganas, Kolkata- 700075 of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

J. S. CONTRACTOR

Swapan Kantha,
Proprietor

13 FEB 2026

1. (a) **SRI RAJKUMAR CHAKRABORTY**, (PAN NO- ACNPC5269Q) son of Late Rajat Kumar Chakraborty, by Faith- Hindu, By Nationality- Indian, by Occupation- Service, residing at A/28, Nandan Kanan, P.O. Santoshpur, P.S. Survey Park, Kolkata- 700075, District- South 24 Parganas, (b) **SMT. BITASTA CHATTERJEE** (PAN- BBZPC3930J) wife of Dr. Abhijit Chatterjee, daughter of Late Rajat Kumar Chakraborty, by Faith- Hindu, By Nationality- Indian, by Occupation- Housewife, residing at A/62, Survey Park, Post Office – Santoshpur, Police Station – Survey Park, District- South 24 Parganas, Kolkata- 700075, 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 22/01/2027.
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.

J. S. CONTRACTOR

Swapan Karim

Proprietor

13 FEB 2026

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.

J. S. CONTRACTOR
Swapan Karthik
Proprietor

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 **13** th day of February, 2026

J. S. CONTRACTOR
Swapan Karthik
Proprietor

Deponent



Solemnly Affirmed & Declared
Before me on Identification

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

Identified by me
S. Das
Advocate

13 FEB 2026

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