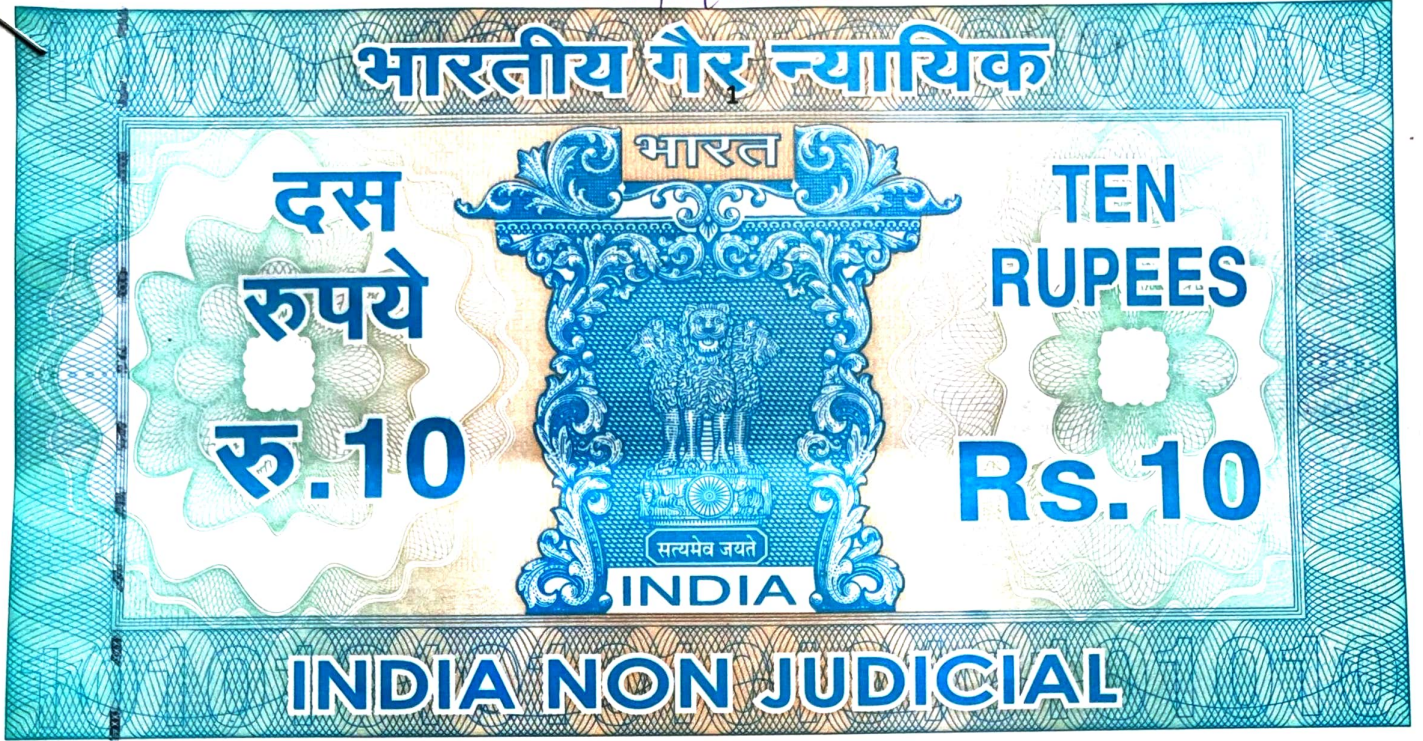


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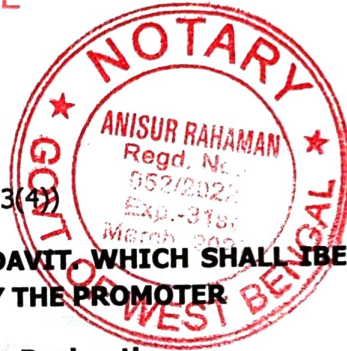
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

09AC 699953

BEFORE THE NOTARY PUBLIC, ALIPORE
GOVERNMENT OF WEST BENGAL

FORM

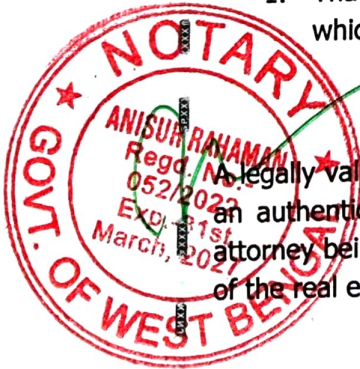
[See rule 3(4)]

DECLARATION, SUPPORTED AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTTR OR ANY PERSON AUTHORIZED BY THE PROMOTERAffidavit cum DeclarationAffidavit cum Declaration of SK. MOJAHID ALI, duly authorized by the promoter of the project BELA
APARTMENT vide his authorization date 06th November, 2024.I, SK. MOJAHID ALI duly authorized by the promoter Of the proposed project BELA APARTMENT do
hereby solemnly declare, undertake and state as under:

1. That **M/S. J.M. CONSTRUCTION & DEVELOPERS** has a legal right to the land on
which the development of the proposed project is proposed,

AND

A legally valid authentication of right of such land owner is SRI HIMANSHU KUMAR BERA along with
an authenticated copies of development agreement being no. 410300759 of 2024 and power of
attorney being no. 110307379 of 2024 executed between such owner and promoter for development
of the real estate project is endorsed herewith.



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J M CONSTRUCTION AND DEVELOPERS

Proprietor

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31/12/2026,
4. The seventy per cent of the amounts realized by 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 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 That the amounts from the separate account, to cover the cost of the project shall be withdrawn 'in proportion to the percentage of completion of the project,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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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 compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authority.
9. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under 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.

VERIFICATION

The contents of my above affidavit cum declaration are true and correct and nothing materials has been concealed by me there from.

Verified by me at 1st day of August, 2025

*Signature Attested
on Identification
by the Ld. Advocate*

ANISUR RAHAMAN
NOTARY
South 24 Pgs.
Regd. No.-052/2022
Allpore Court
Govt. of West Bengal

01 AUG 2025

J M CONSTRUCTION AND DEVELOPERS

Signature
Proprietor

Deponent

Identified by me

Identified by me

Advocate

Advocate

Nabamur Murhopadhyay

Advocate

Alipur Police Court

Regd. No.-052/2022, 1996