

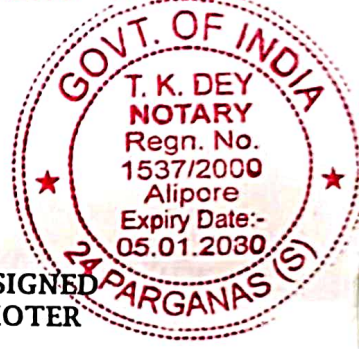


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

12AC 170000



BEFORE THE NOTARY PUBLIC ALIPORE, KOLKATA-700027

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 M/S. J.K. ENTERPRISE, a partnership firm having its office at 400/A/2S/1, Netaji Subhas Chandra Bose Road (Mailing Address: A/37, Laxmi Narayan Colony, P.O. - Naktala, P.S. - previously Jadavpur now Netaji Nagar, Kolkata - 700047, being represented by its partners namely 1. SRI JAYANTA KUMAR DUTTA, son of Late Sunil Kumar Dutta, by Faith - Hindu, by Nationality - Indian, by Occupation - Business and 2. SMT. KRISHNA DUTTA, daughter of Late Sashi Bhusan Mitra and wife of Sri Jayanta Kumar Dutta, by faith Hindu, by occupation - Business, by Nationality - Indian, both are residing at residing at A/4, Laxmi Narayan Colony, P.O. Naktala, P.S. Netaji Nagar, Kolkata - 700047, District South 24 Parganas, Promoter of the proposed Project/ duly authorized by the promoter of the proposed project, vide its authorization dated

J. K. ENTERPRISE

Jayanta Kumar Dutta

PARTNER

10 JUN 2025

J. K. ENTERPRISE

Krishna Dutta

PAF



M/S. J.K. ENTERPRISE, a partnership firm having its office at 400/A/2S/1, Netaji Subhas Chandra Bose Road (Mailing Address: A/37, Laxmi Narayan Colony, P.O. Naktala, P.S. - previously Jadavpur now Netaji Nagar, Kolkata - 700047, District South 24 Parganas, being represented by its partners namely 1. SRI JAYANTA KUMAR DUTTA, son of Late Sunil Kumar Dutta, by Faith - Hindu, by Nationality - Indian, by Occupation - Business and 2. SMT. KRISHNA DUTTA, daughter of Late Sashi Bhusan Mitra and wife of Sri Jayanta Kumar Dutta, by faith Hindu, by occupation - Business, by Nationality - Indian, both are residing at residing at A/4, Laxmi Narayan Colony, P.O. Naktala, P.S. Netaji Nagar, Kolkata - 700047, District South 24 Parganas, Promoter of the proposed Project/ duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, the Land owners namely 1. SRI DEBASISH SENGUPTA, son of Late Sripatiranjan Sengupta, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at A/43, Lakshmi Narayan Colony, P.O. - Naktala, P.S. - previously Jadavpur now Netaji Nagar, Pincode - 700047, District South 24 Parganas, 2. SRI DIPANKAR SENGUPTA, son of Late Sripatiranjan Sengupta, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at A/43, Lakshmi Narayan Colony, P.O. - Naktala, P.S. - previously Jadavpur now Netaji Nagar, Pincode - 700047, District South 24 Parganas, 3. SRI BASUDEB DAS, son of Late Nibaran Das, by faith Hindu, by occupation - Retired, by Nationality - Indian, residing at 19/A, Industrial Housing Estate, Piyali Town, Baruipur, P.O. - Baruipur, P.S. - Baruipur, Pincode - 743387, District South 24 Parganas, 4. SMT SANCHITA GHOSH, daughter of Sri Basudeb Das, by faith Hindu, by occupation - House wife, by Nationality - Indian, residing at 76/A, Sahapur main Road, P.O. - Sahapur, P.S. - Sahapur, Pincode - 700038, District South 24 Parganas, 5. SMT ARPITA DAS BISWAS, daughter of Sri Basudeb Das, by faith Hindu, by occupation - House wife, by Nationality - Indian, residing at B/1, Netaji Nagar, Piyali Town, Baruipur, P.O. - Baruipur, P.S. - Baruipur, Pincode - 743387, District South 24 Parganas, 6. SRI RANJIT SENGUPTA, son of Late Hriday Bandhu Sengupta, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at A/43, Lakshmi Narayan Colony, P.O. - Naktala, P.S. - previously Jadavpur now Netaji Nagar, Pincode - 700047, District South 24 Parganas, 7. SRI DEBABRATA SENGUPTA, son of Sri Ranjit Sengupta, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at A/41, Lakshmi Narayan Colony, P.O. - Naktala, P.S. - previously Jadavpur now Netaji Nagar, Pincode - 700047, District South 24 Parganas, 8. SMT MINATI DEB, daughter of Late Shreepati Ranjan Sengupta, by faith Hindu, by occupation - Housewife, by Nationality - Indian, residing at A/67, New Roypur, P.O. - Garia, P.S. - Patuli, Pincode - 700084, District South 24 Parganas and 9. SMT SAMAPTI DUTTA GUPTA, daughter of Late Sripati Ranjan Sengupta, by faith Hindu, by occupation - Housewife, by Nationality - Indian, residing at 90, Sreerampur Road (North), P.O. - Garia, P.S. - Patuli, Pincode - 700084, District South 24 Parganas, have a legal title to the land i.e. "DEBANJALI APARTMENT" situated at Premises No. 400A/2V, Netaji Subhas Chandra Bose Road (Mailing Address- A/43, Lakshmi Narayan Colony), Mouza- Baishnabghata,, J.L. No. 28, in E/P No. 41 (S.P-74) in C.S. Plot No. 298 (P)

10 JUN 2025

(SP74), under Police Station previously Jadavpur now Netaji Nagar, Pincode-700047 under the limit of the Kolkata Municipal Corporation Ward No. 100 wide KMC Assessee No. 21-100-07-4120-0, District South 24 Parganas, on which the Development of the 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/ promoter for development of the real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.

OR

That, details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That, the time period within which the project shall be completed by us / Promoter is 01.06.2026.

4. That, seventy per cent of the amounts realized 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 the 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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 rule and regulations made under the Act.

10. That, we / Promoter shall not discriminate against any allottee at the time of allotment of any apartment, flat or building, as the case may be, on any grounds.

J. K. ENTERPRISE

Gayanta Kumare Dutta
PARTNER

J. K. ENTERPRISE

Krishna Dutta
PARTNER

DEPONENT

Identified by me

[Signature]

Advocate

10 JUN 2025

Verification

We, the Deponent above, DO HEREBY VERIFY THE CONTENTS OF OUR ABOVE Affidavit cum Declaration are true and correct to the best of our knowledge and we have not concealed any material facts.

Verified on this 10th day of Nov, 2025.

J. K. ENTERPRISE

Jayanta Kumar Dutta
PARTNER

J. K. ENTERPRISE

Krishna Dutta
PARTNER

DEPONENT

Identified by me

Bm
Advocate

Solemnly Affirmed & Declared
before me on Identification

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

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