

भारतीय गैर न्यायिक

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रुपये

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

01AC 734052

FORM 'B'

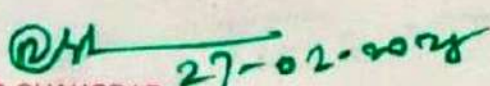
[See rule 3(2)]

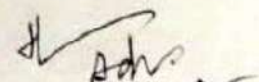
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Md. Mustakim Ali, (PAN: AHNPA1270A) Son of Late Md. Matin Ali, age about 55 years, by Faith- Islam, by Nationality Indian, by Occupation Business, residing at Habibpur, Darjipara, P.O. & P.S. - Midnapur, Pincode - 721101, Dist- Paschim Medinipur, Proprietor of the promoter. (**M/S. J. N. Construction**) for the proposed project "**Sourav Apartment**" situated at Holding No. 849, Ward No. 23 under Midnapur Municipality, P.O. Midnapur, P.S. Midnapur Sadar, Dist- Paschim Midnapore, Pin Code- 721101, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 27/02/2025;

I, Mustakim Ali, Proprietor of the (promoter) **M/S. J. N. Construction** having registered office at Premises No. 48, Habibpur, Ward No. 1 under Midnapur Municipality, P.O. & P.S.- Midnapore, Pin Code- 721101, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:


RANJIT KUMAR CHANGDAR
Notary Regd. No. - 111/02 (W.B.)
Sadar Sub-Divn.
Dist. - Paschim Medinipur


27/2/25

1. (a) **Shri Ankur Mandal**, (PAN: AVBPM8751A) son of Adhir Mandal, (b) **Smt. Bani Mandal**, (PAN: BKFP0888C) wife of Ankur Mandal residing at Village Mahasol P.S.- Salboni Dist- Paschim Medinipur, (c) **Md. Mustakim Ali**, (PAN: AHNPA1270A) son of Late Md. Matin Ali and (d) **Lilufa Begum**, (PAN: BADPK7283H) wife of Md. Mustakim Ali, by Faith- Islam, by Nationality Indian, by Occupation Business, residing at Habibpur, Darjipara, P.O. & P.S. - Midnapur, Pincode - 721101, Dist- Paschim Medinipur, 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 31/12/2028.

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.

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.


RANJIT KUMAR CHANDAR
Notary Regd. No. - 111/02 (W.B.)
Sadar Sub-Divn.
Dist. - Paschim Medinipur

27-2-2024

Adv.
27/2/25

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. N. CONSTRUCTION

md. masudul Karim . Ali
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 on this 27th day of February, 2025

J. N. CONSTRUCTION

md. masudul Karim . Ali
Proprietor

Deponent



Haseemuddin Masum
Advocate
27/2/25

Affidavit No. R.C. 3772 Dt. 27 FEB 2025
Solemnly Affirmed & Declared Before me
by md. M. Ali
who is duly identified
by H. P. Masum
Advocate / Low Clerk

RK 27.02.2025
RANJIT KUMAR CHANGDAR
Notary Regd. No - 111/02 (W.B.)
Sadar Sub-Divn., Dist. - Paschim Medinipur