



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

38AA 108261

BEFORE THE NOTARY PUBLIC
GOVT OF INDIA 24 PGS CALCUTTA



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **SRI. VIMAL PANDIT**, son of Sri Krishan Padit, by Occupation—
Business, by Religion—Hindu, by Nationality—Indian, residing at 51, P. K. Guha Road, P.O. &
P.S.—Dum Dum, District — North 24 Parganas, West Bengal- 700028, being one of the
directors of "JASODA HEIGHTS PRIVATE LIMITED" and the promoter of the proposed
project.

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JASODA HEIGHTS PVT. LTD.

Vimal Pandit
Director

21 FEB 2025

I, **SRI. VIMAL PANDIT**, son of Sri Krishan Padit, one of the directors of "**JASODA HEIGHTS PRIVATE LIMITED**" and the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That SMT. SUVRA GHOSH, SMT. DEBASHMITA ROY, SMT. MUKUL GHOSH, SRI. ANIMESH GHOSH, SMT. MOUMITA SAHA GHOSH, SRI. DIPAK GHOSH, SRI. CHANDAN GHOSH, SRI. MITHUN GHOSH, SRI. SAMBHUNATH GHOSH, SRI. SUJAY GHOSH, SMT. RATNA MAJUMDER, SMT. KALYANI DUTTA, SRI. SHIBA PADA DUTTA, SMT. KRISHNA CHAKRABORTY, SMT. MIRA DUTTA, 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 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 23/01/2028.

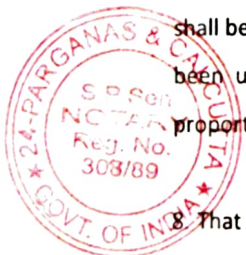
4. That seventy per cent of the amounts realised by the promoters for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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.



21 FEB 2025

JASODA HEIGHTS PVT. LTD.

Vimal Pandit
Director

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.

JASODA HEIGHTS PVT. LTD.

Vimal Pandit
Director

Deponent

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 Kolkata, on this 21 day of FEB 2025, 2025.

JASODA HEIGHTS PVT. LTD.

Vimal Pandit
Director

Deponent

Identified by me

Subho Kanti Roy Chowdhury
Advocate

SUBHRO KANTI ROY CHOWDHURY
Advocate
HIGH COURT CALCUTTA



ATTESTED
[Signature]
S P Sen
Reg. No. - 308/89
Govt. of India
24 Pgs & Calcutta

21 FEB 2025