



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
ALIPORE JUDGES' COURT
KOLKATA-700 027

FORM 'B'

[See rule 3(4)]



12AC 225076

**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 **Mr. Pratiik Jalan** duly authorized by the promoter of the proposed project "**THE HYACINTH**" vide his authorization dated 02.05.2024

I, **Pratiik Jalan** duly authorized by the promoter of the proposed project "**THE HYACINTH**" do hereby solemnly declare, undertake and state as under:

1. That the Land Owner 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 owners and promoter for development of the real estate project is enclosed herewith.

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

That the time period within which the project shall be completed by me/promoter is 31.12.2029.

Jalan Builders Pvt. Ltd.

Authorised Signatory

10 OCT 2025

06 JUN 2025

No ₹10/- Date.....

UDAYAN RAY
Advocate
District & Sessions Court
South 24 Parganas, Alipore
WB / 1629 / 2013

Name:

Address:

Vendor :
Alipore Collectorate, 24Pgs. (South)

SUBBANKAR DAS
(STAMP VENDOR)
Alipore Police Court, Kol-27



BEFORE THE NOTARY PUBLIC
ALIPORE JUDGES COURT
KOLKATA-700002

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

Affidavit cum Declaration
A. I, the undersigned, Mr. Subbankar Das, do hereby solemnly declare, undertake and state as under:
1. That the Land Owner has a legal title to the land on which the development of
the proposed project is to be carried out.

AND
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by
the promoter is 31.12.2025.

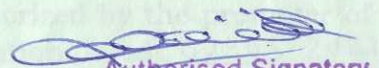
Subbankar Das
Authorized Signatory



10 OCT 2025

4. That seventy per cent of the amounts realised by me/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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment/commercial space, plot or building, as the case may be, on any grounds.

Jalan Builders Pvt. Ltd.


Authorised Signatory
Deponent

Verification

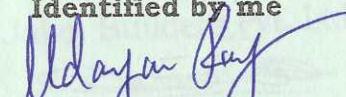
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at **kolkata** on this 4th day of September
2025.

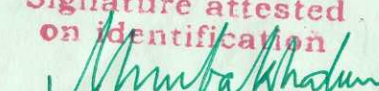
Jalan Builders Pvt. Ltd.


Authorised Signatory
Deponent

Identified by me


UDAYAN RAY
Advocate
District Civil & Sessions Court
South 24 Parganas, Alipore
WB / 1629 / 2013



Signature attested
on identification

MARUFA KHATOON
Notary Public Govt. of India
Regd. No. 13815/2018
Alipore Judges' Court

10 OCT 2025