

S.L. No. 23

# भारतीय गैर न्यायिक

दस  
रुपये  
₹.10

भारत

TEN  
RUPEES

Rs.10

INDIA

## INDIA NON JUDICIAL

পশ্চিম পশ্চিম বঙ্গাল WEST BENGAL

91AB 153623

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 Sri Swapan Kantha, (PAN- AGAPK0494N) son of Late Bhabatosh Kantha, age about 57 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 29, Lake East 4<sup>th</sup> Road, Post Office - Santoshpur, Police Station - Survey Park, District- South 24 Parganas, Kolkata- 700075, Proprietor of the promoter (**M/S. J.S. CONTRACTOR**) of the proposed project "**JAYA APARTMENT**" situated at Premises No. 141, Kali Kumiar Majumder Road, Ward No. 103 under KMC, Post Office - Santoshpur, Police Station - Survey Park, District- South 24 Parganas, Kolkata- 700075, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 09/03/2024;

I, Swapan Kantha, Proprietor of the promoter (**M/S. J.S. CONTRACTOR**) having registered office at 58, Lake East 4<sup>th</sup> Road, Mailing- 4/3 Lake East 4<sup>th</sup> Road, Post Office - Santoshpur, Police Station - Survey Park, District- South 24 Parganas, Kolkata- 700075 of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

J. S. CONTRACTOR  
Swapan Kantha  
Proprietor

09 MAR 2024

1. (a) **Sri Soumen Saha**, (PAN NO- BDZPS9951D) son of Late Satya Ranjan Saha, by Faith- Hindu, By Nationality- Indian, by Occupation- Business, residing at 18A, Kali Kumar Majumdar Road, Post Office – Santoshpur Police Station – Survey Park, District- South 24 Parganas, Kolkata- 700075, (b) **Smt. Subarna Saha** (PAN- AVGPS1241Q) wife of Sri Nisith Ranjan Saha, daughter of Late Satya Ranjan Saha, by Faith- Hindu, By Nationality- Indian, by Occupation- Housewife, residing at A/18, Laxmi Narayan Colony, N.S.C Bose Road, Post Office – Naktala, Police Station – Netaji Nagar, District- South 24 Parganas, Kolkata- 700047, (c) **Sri Dipen Saha** (PAN-AWDPS8869E), son of Late Satya Ranjan Saha, by Faith- Hindu, By Nationality- Indian, by Occupation- Business, residing at 36 Baikuntha Saha Road, Post Office – Santoshpur, Police Station – Survey Park, District- South 24 Parganas, Kolkata- 700075, (d) **Sri Swapna Kantha**, (PAN- AGAPK0494N) son of Late Bhabatosh Kantha, by Faith- Hindu, By Nationality- Indian, by Occupation- Business, residing at 29, Lake East 4<sup>th</sup> Road, Post Office – Santoshpur, Police Station – Survey Park, District- South 24 Parganas, Kolkata- 700075, (e) **Sri Ankan Kumar Kundu**, (PAN- AJNPK9183E) son of Late Bidhu Bhushan Kundu, by Faith- Hindu, By Nationality- Indian, by Occupation- Service, residing at 18, Kali Kumar Majumder Road, Post Office – Santoshpur, Police Station – Survey Park, District- South 24 Parganas, Kolkata- 700075, has a legal title to the land on which the development of the proposed project is to be carried out.

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 30/09/2026.

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.

J. S. CONTRACTOR  
Swapna Kantha

Proprietor

19 MAR 2024

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.

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. S. CONTRACTOR

*Swapna Kartha*

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 Kolkata on this 9th day of March, 2024

J. S. CONTRACTOR

*Swapna Kartha*

Proprietor

Deponent

Solemnly Affirmed & Declared  
Before me on Identification

*K. P. Mazumder*

K. P. MAZUMDER, NOTARY  
City Civil Court, Calcutta  
Reg. No. 7911/2010 Govt. of India

IDENTIFIED BY ME  
*S. Dey*  
ADVOCATE



09 MAR 2024