

03 APR 2024

BEFORE THE NOTARY
GOVERNMENT OF INDIA



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 504749



Form 'B'

[See rule 3(4) of West Bengal Real Estate (Regulation & Development) Rules, 2021]

**TO WHOM IT MAY CONCERN
AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of JAGANNATH CONSTRUCTION (herein after referred to as 'the Proprietorship Firm') Promoter of the on-going project named "HIYAR MAJHE" lying & situated at Mouza - Kendradanga, J.L. No. 57, comprised and contained in L.R. Khatian No. 607, 251, 469/1, 474, 1439, 1440, 1441, 1442, 1443, 328, 633, 1137, 1138, 1128, 356, 449, 240, 687, 247, at present L.R. Khatian No. 1347, 1508, under R.S. & L.R. Dag No. 3362, 3363, 3361/3704, 3367/3703, 3361/3705, 3361/3706, within the local ambit of Sattore Gram Panchayet, Post Office - Sattore, Police Station -

03 APR 2024

Panrui, A.D.S.R.O. - Bolpur, Dist. Birbhum, Pin - 731236, West Bengal, INDIA.

JAGANNATH CONSTRUCTION (represented by its Proprietor, Mr. Prasanta Kumar Ray), Promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

1. That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a joint development Agreements with ANSAR ALI alias HAZI ABSAR ALI and JAGANNATH CONSTRUCTION, a Proprietorship Firm having Permanent Certificate of Enlistment under Sattore Gram Panchayet Bearing Registration Number: 245 with Certificate Number: 2 dated 11/05/2022.

AND

All legally valid authentications of title of such land along with an authenticated copy of the agreement between such owner and the Proprietorship Firm for development of the real estate project are 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 Proprietorship Firm within the date of 01/10/2024.
4. That seventy percent of the amounts realized by the Proprietorship Firm for the real estate project from the Allottees (as per proforma agreement for sale), 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.

That the amounts from the separate account, to cover the cost of



03 APR 2024
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JAGANNATH CONSTRUCTION
Prasanta Kumar Ray
Proprietor

the project, shall be withdrawn in proportion to the percentage of completion of the project.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 the Proprietorship firm 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 particulars 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 Proprietorship Firm shall take all the pending approvals on time, from the competent authorities.
9. That the Proprietorship Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Proprietorship Firm shall not discriminate against any Allottee or Allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 and the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & Rules shall prevail in those cases.



12. That if any contradiction arises in the future the Deponent will be responsible for it.

I, **Prasanta Kumar Ray**, Son of Sri Pabitra Kumar Ray, by Religion - Hindu, by Occupation - Business, residing at: 83/A, Chandra Master Road, P.O. Nonachandanpukur, P.S. Titagarh, Dist North 24 Parganas, Kolkata-700122, PAN No. AIHPR4083K, solemnly affirm that the facts stated in Paragraphs 1 to 12 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

JAGANNATH CONSTRUCTION

Prasanta Kumar Ray

Proprietor

Sri Prasanta Kumar Ray

Proprietor of

JAGANNATH CONSTRUCTION

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 Barrackpore on this 03rd day of April, 2024.

JAGANNATH CONSTRUCTION

Prasanta Kumar Ray

Proprietor

Sri Prasanta Kumar Ray

Proprietor of

JAGANNATH CONSTRUCTION

Identified by me

Kumar Yashowireddu Shrivastava
Advocate



SOLEMNLY AFFIRMED
&
DECLARED BEFORE ME
ON
03 APR 2024
BHOJANATH SIL
NOTARY RNO- 2262
GOVT OF INDIA