

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 338794

BEFORE THE NOTARY PUBLIC AT ALIPORE POLICE COURT



FORM-B [See rule 3(4)]

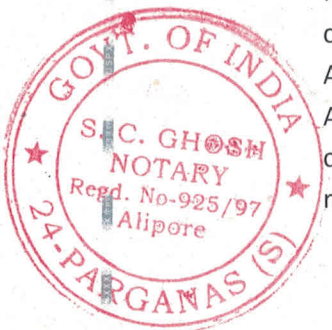
AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Akshay Shankar Das being representative for the promoter of the proposed project vide its authorization dated 15.12.2023.

I, Akshay Shankar Das Son of Sudhi Shankar Das aged 35 years R/o 1/1A, Gobinda Auddy Road, Kolkata:700027 being representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Lucky Star Hotels Pvt.Ltd, Anamika Investment Pvt.Ltd, Sehgal Computers Pvt.Ltd, Sagar Liquors Pvt.Ltd, Green Land Nirman Pvt.Ltd and Mindpower Projects Pvt.Ltd has a legal title to the land on which the development of the project is to be carried out

And A legally valid authentication of the 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.



JMC Realty Solutions
Authorised Signatory

JMC Realty Solutions
Akshay
Authorised Signatory

26/12/23

No. 13668

Date

Sold to

JMC Realty solutions

of

19 Rbe Road

Rupees

₹ 60

₹ 26

Des

Samiran Des
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

ALIPORE POLICE COURT

Authorised Signatory

Authorised Signatory

Authorised Signatory



2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31.12.2029.
4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

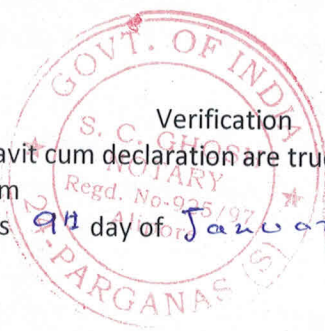
JMC Realty Solutions
S. C. Ghosh



Deponent

JMC Realty
S. C. Ghosh

Authorized Signatory



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 09 day of January, 2024

Deponent

Solemnly Affirmed & Declared
before me on Identification

S. C. Ghosh

S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 925/97, Govt. of India

JMC Realty Solutions
S. C. Ghosh
Authorized Signatory

Identified by me

S. C. Ghosh
Advocate

Alipore Police Court
Encl. No. WB/26/1119

09 JAN 2024