



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE NOTARY PUBLIC, W.B.

76AB 105335

FORM 'B'

[See rule 3(4)]

**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. SIMANTA BHAKTA** (Promoter) s/o Sri Basanta Bhakta as, by nationality - Indian, by faith - Hinduism, by occupation - Business, residing at A/7, Panjuab Gali, Subash Pally, Faridpur, Benachtiy, Durgapur - 713213, Dist : Paschim Bardhaman, WB and promoter of the proposed project "JUPITER NEST" to be developed at GCITA (Golden City Industrial Township Authority), Bengal Aerotropolis Project Limited Township, Sub Division Durgapur, Pin: 713363,, Dist : Paschim Bardhaman, WB;

I, **Mr. SIMANTA BHAKTA** (Promoter) of the proposed project do hereby solemnly declare, undertake, and state as under:

1. That I **Mr. SIMANTA BHAKTA** (Promoter) have 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 arrangement between such owner and promoter for development of the real estate project is enclosed herewith.

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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 31/12/2025.
4. The seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I **Mr. SIMANTA BHAKTA** (Promoter) shall take all pending approvals on time, from the competent authority.
8. That I **Mr. SIMANTA BHAKTA** (Promoter) has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I **Mr. SIMANTA BHAKTA** (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.

For JUPITER REAL ESTATE

Simanta Bhakta

Deponent

Verification

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

Verified by me at *DGP* on this *14th* day of *Feb, 2023*

Solely affirmed & declared before me on identification.

Binimoy Sankar
BINIMOY SANKAR, Notary
Durgapur, Burdwan, W.D.
Regd. No. 05/2007.

For JUPITER REAL ESTATE

Simanta Bhakta

Deponent

Partner

Identified by me
Advocate

14 FEB 2023