

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

95AB 843360



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 Sri Debjit Bhattacharya, Partner of M/s. JDS Infrastructure, promoter of the proposed project "JDR INFRASTRUCTURE" at PREMISES NO. - 2/1, HARISH CHANDRA PAUL LANE, KOLKATA - 700050, P.O.- SINTHEE, P.S. - SINTHEE, WARD No - 002, BOROUGH - I of KMC, WB, India

**REKHA TEWARI**  
**NOTARY**

Regn. No. - 10288/13

C.M.M's. Court

Kolkata - 700 001

JDR INFRASTRUCTURE

*[Signature]*  
Partner

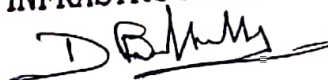
14 AUG 2024

I, Debjit Bhattacharya, Partner of M/s. JDS Infrastructure, promoter of the proposed project "JDR INFRASTRUCTURE" at PREMISES NO. - 2/1, HARISH CHANDRA PAUL LANE, KOLKATA - 700050, P.O.- SINTHEE, P.S. - SINTHEE, WARD No - 002, BOROUGH - I of KMC, WB, India



1. That our Firm M/s. JDS Infrastructure has a legal title/right to the land on which the development of the project is proposed via Registered Joint Development Agreement with the Land Owner namely Smt Banashri Ghosh being No. 014610 of 2021 at the Office of the ADSR Dum Dum. 24 Pdns North, WB, India
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 30-06-2025.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

JDR INFRASTRUCTURE

  
Partner

**REKHA TEWARI**  
**NOTARY**  
Regn. No.- 10288/13  
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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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, plot or building, as the case may be, on any grounds.

JDR INFRASTRUCTURE  
  
 Partner

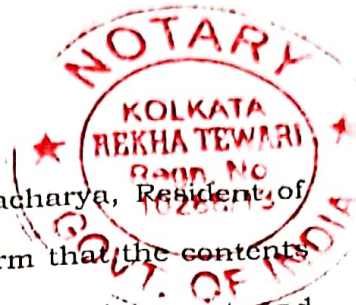
Deponent

**REKHA TEWARI**  
 NOTARY  
 Regn. No. - 10288/13  
 C.M.M's. Court  
 Kolkata - 700 001

**14 AUG 2024**

Verification

I, Debjit Bhattacharya, Son of Subikash Bhattacharya, Resident of 21, Hara Kumar Tagore Strand do solemnly affirm that 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 14th day of August, 2024

JDK INFRASTRUCTURE

*[Signature]*  
Partner

Deponent

**REKHA TEWARI**  
NOTARY  
Regn. No.- 10288/13  
C.M.Ms. Court  
Kolkata - 700 001

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

*[Signature]*  
**REKHA TEWARI**  
NOTARY



Identified by me

*[Signature]*  
**TINA DAS**  
Advocate  
Regn No. - F-1322/21

14 AUG 2024