

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA

78AB 484134

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. Koustav Mukherjee (PAN -BHQPM5871F) son of Kanchan Mukherjee, age about 34 Years, by faith Hindu, by Nationality Indian, By Occupation Business, residing at Dwarika Nath Banerjee Road, Panihati, Panihati (M), North 24 Parganas, West Bengal - 700109, Proprietor of the Promoter (**Lord Jagannath Arcade**) of the proposed project "**Jagannath Arcade**" situated at Holding No.-2/1, Abhoy Banerjee Road, Panihati (M) Ward No. 28, P.S. Ghola, District – North 24 Parganas, West Bengal - 700111 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 18.04.2023

*(T. K. DEY
REGN. NO.
1537/2000
ALIPORE
NORTH 24 PARGANAS (S))*

I, Koustav Mukherjee, Proprietor of **Lord Jagannath Arcade** having the registered Office at Holding No. 101, Dwarik Banerjee Road, Panihati, Panihati (M), Ward No.26, North 24 Parganas, Kolkata - 700109, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

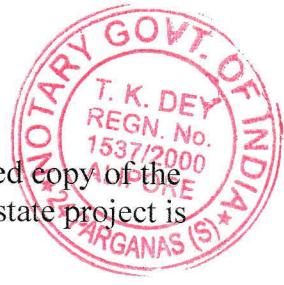
1. **Mrs. Anjali Mukherjee** (PAN: BEAPM5357K) Wife of Late Satyabrata Mukherjee, by faith Hindu, by Nationality Indian, by Occupation – House Wife, residing at Mukherjee House, Ushumpur, Battala, Dwarik Banerjee Road, P.O. Agarpara, P.S. Ghola, Dist. North 24 Parganas, Kolkata – 7000109, West Bengal, has a legal title to the land on which the development of the project is proposed is to be carried out

Koustav Mukherjee

18 APR 2023

AND

a legally valid authentication of 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.



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 31/12/2026.
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, 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 utilized 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.



Konata Mukherjee
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 18th day of April, 2023

*Solemnly Affirmed & Declared
before me on identification*

T. K. Dey, Notary
Alipore Judge's Police Court, Cal-27
Reg. No. 1537/2000, Govt. of India

18 APR 2023

Konata Mukherjee
Deponent
Identified by me
Nabakumar Mukhopadhyay
Advocate
Alipore Police Court
Enr. No.-WB/2037/1999
Advocate
18 APR 2023