

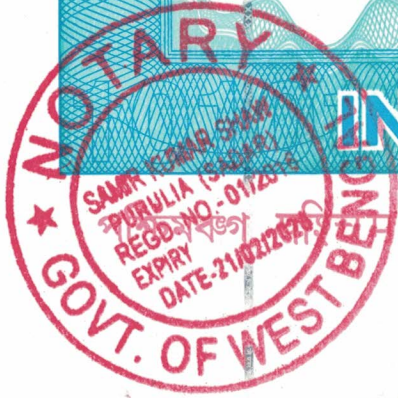
भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



बंगाल WEST BENGAL

89AB 039962

Registered No. 566 of 2021
Dated 19th June 2021

JAI BALAJI CONSTRUCTION
Lalit Agarwal
Partner

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. Lalit Kumar Agarwal, Partner of the firm JAI BALAJI CONSTRUCTION and promoter of the proposed project.

I, Lalit Kumar Agarwal S/o Sri Manohar Lal Agarwal, Nationality Indian, by faith Hindu, by occupation Business, permanent resident of Kalpataru Complex, Upenbabu Street, Munseffdanga, P.o. & Dist. Purulia-723101, Partner of the firm JAI BALAJI CONSTRUCTION having its registered office at K.N.C. Lane, Munsiffdanga, P.o. & Dist. Purulia-723101 promoter of the proposed project do hereby solemnly declare, undertake and state as under.

SAMIIP KUMAR SHAW
Shaw
NOTARY PUBLIC
Govt. of W.B



JAI BALAJI CONSTRUCTION
Lalit Aggarwal
Partner

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1. That **Prabir Sinha, Amar Nath Mahato and Samar Nath Mahato** 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 such land along with a 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 promoter is **31st December 2027**.
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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.

SAMIR KUMAR SHAW
Shaw
NOTARY PUBLIC
Govt. of W.B.

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9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I 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.

Verification

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

Deponent

Verified by me at Purulia on this
7th day of June 2024.

JAI BALAJI CONSTRUCTION

Lalit Agarwal
Partner

Signature of the deponent
Identified by me

Sonar Kumar Sarkar, Adv.
19.6.24.

Under the Notaries Act, 1952

Solemnly affirm/ Sworn

Before me this 10th day of June 2024

By Lalit Kumar Agarwal

S/o. Manoj Kumar Agarwal

Who is identified by Sonar Kumar Sarkar (Adv.)

Shaw
SAMIR KUMAR SHAW
NOTARY PUBLIC
Purulia of W.B. PURULIA