

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

90AB 018439

BEFORE THE NOTARY PUBLIC  
BARASAT NORTH 24 PARGANAS

FORM 'B'

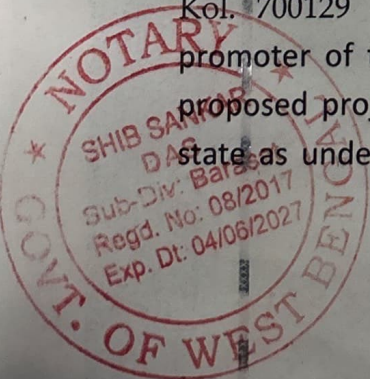
[See rule 3(4)]

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 BISWAJIT MITRA S/O Lt. Nagendra Nath  
Mitra, partner of the firm JAY MATA DI CONSTRUCTION promoter of the  
proposed project/duly authorized by the promoters of the proposed project  
vide its/his/their authorization dated 22<sup>nd</sup>. Day of April, 2024:

1, BISWAJIT MITRA S/O Lt. Nagendra Nath Mitra, aged 55 years R/o  
Debigarh -2, (Third Sarani) PO+PS- Madhyamgram, Dist. North 24 Parganas,  
Kol. 700129 Partner of the firm JAY MATA DI CONSTRUCTION ",  
promoter of the proposed project/duly authorized by the promoters of the  
proposed project "THE GRAND" do hereby solemnly declare, undertake and  
state as under:

Sl. No. 4193 of 2024  
Date 03 MAY 2024



03 MAY 2024



নং -

2469

সন ও তারিখ -

15.4.25

ক্রেতার নাম -

সাকিন -

P. R. Mandal

স্ট্যাম্প মূল্য -

ভেডার -

বারাসাত কোর্ট, উত্তর ২৪ পরগণা

ভেডার - শ্রী হরান চন্দ্র সাধু

টি.ভি. নং 2 APR 2024

তারিখ 5 00000

স্ট্যাম্প মূল্য -

স্বাক্ষরী অফিস - বারাসাত

1. JAY MATA DI CONSTRUCTION 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 the title of such land along with an authenticated copy of the agreement between such owner cum 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 30-06-2026,

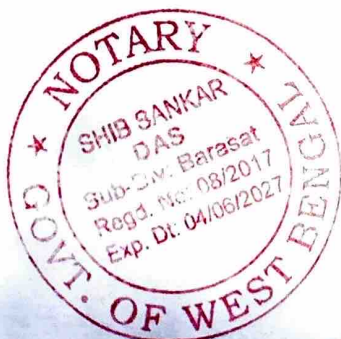
4. That seventy per cent of the amounts realised by the promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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.

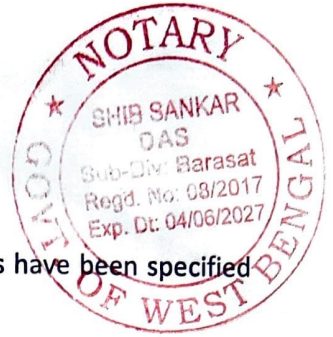
6. That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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 utilized 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.



10 3 MAY 2024



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.

**JAY MATA DI CONSTRUCTION**

Partner

**JAY MATA DI CONSTRUCTION**

*Biswajit Mha*

Partners

Deponent

Identified by me

*P P Mandal*

Advocate

**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 Barasat on this 22 Day of April, 2024

**JAY MATA DI CONSTRUCTION**

**JAY MATA DI CONSTRUCTION**

*Biswajit Mha*

Partners

Deponent

*Document affirmed before me on  
22nd day of MAY 24 at  
Barasat  
Identified by Ld. Advocate P.P. Mondal  
a Dist. Judge & J. Barasat  
North 24 Parganas 700124*

*Shib Sankar Das*  
**Shib Sankar Das**  
**NOTARY**  
Govt of West Bengal  
Barasat, North 24 Parganas  
Regd No. 08/2017

**CHECKED BY**

*S*  
**NOTARY CLERK**

**03 MAY 2024**

**03 MAY 2024**