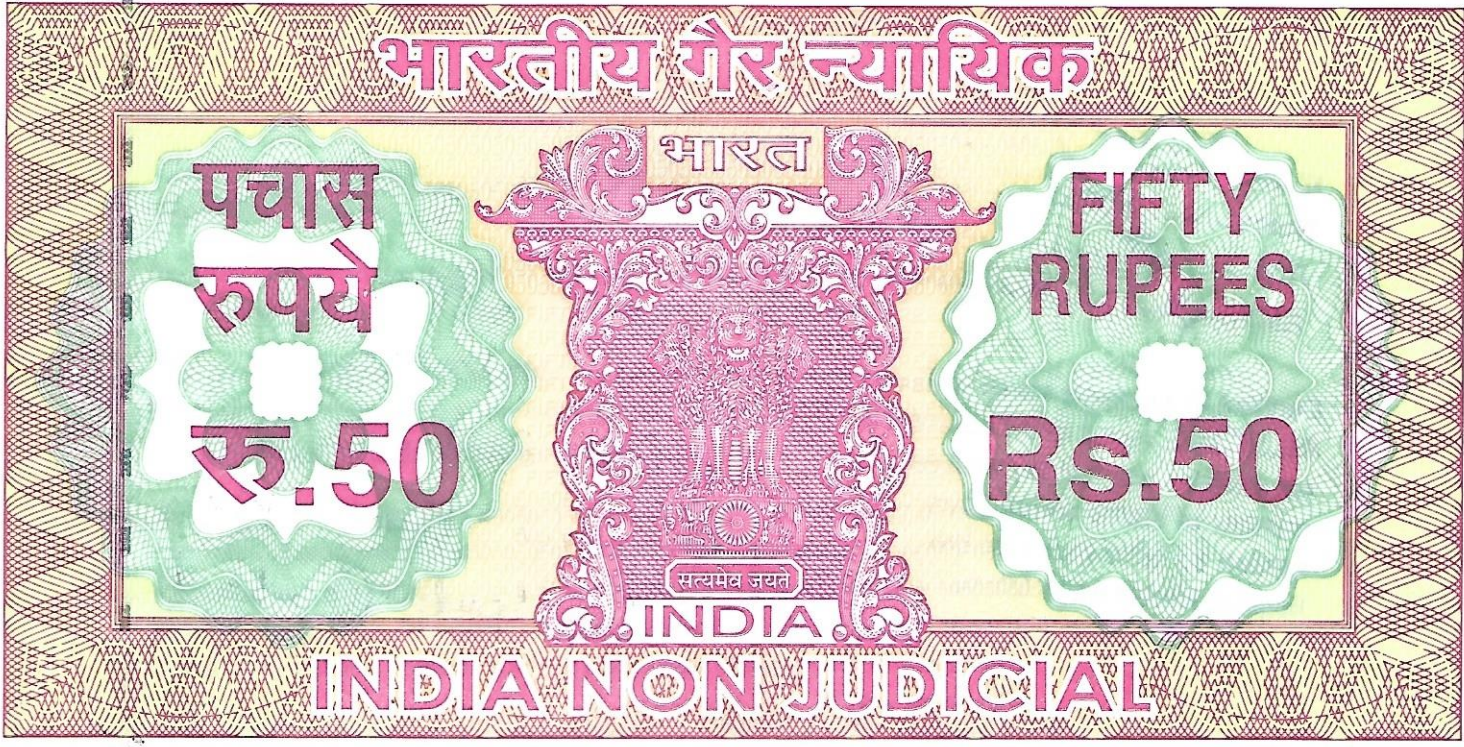


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 204713



Affidavit cum declaration

I ARUN KUMAR KEDIA (DIRECTOR OF JPK ENCLAVE PVT. LTD. do hereby solemnly declare,

Under take and state as under;

I ARUN KUMAR KEDIA has 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 agreement between such owner and promoter for development of the real estate project is enclosed herewith.

1. That the said land is free from all encumbrances
2. That the time period within which the project shall be completed by JPK ENCLAVE PVT. LTD is 3 YEARS 10 MONTHS.
3. That seventy percent of the amounts realized by me for the real estate project from the allottees, from the time to time, shall be deposited in a separate account to be

JPK ENCLAVE PVT. LTD

[Signature]
Director

04 APR 2024

Sl. No. 008285
Name..... Date.....
Add.....
AMT. 15 JUN 2023 50. 15 JUN 2023

Certified that a single stamp of name
Rs. 150/- required for the document is
not available and that the smallest
number of stamp which I can
furnish so as to make up the
Required Amount are as follows.....

1 @ 100/-
1 @ 50/-

2 @ 150/-

Lalit Mahan Shukla.

200 Park

Kol-15A

J.P.K Enclave Pvt. Ltd.

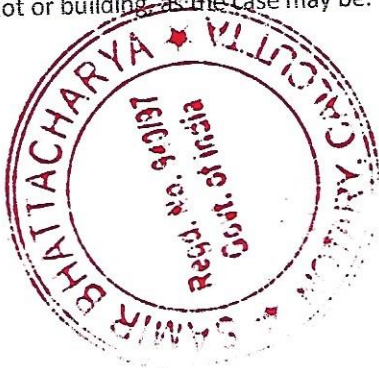
Mr. Arun Kumar Kedia
Gopalpur Rajahat

←

SOMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-

maintained in a scheduled bank to cover the cost of construction and land cost and shall be used only for that purpose.

4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by me in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn by me after it is certified by an engineer, an architect and a chartered account in practice that the withdrawn is in proportion to the percentage of completion of the project.
6. That I 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 shall take all the pending approvals on time, from the competent authorities.
8. That I have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
9. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.



FOR JPK ENCLAVE PVT. LTD.

JPK ENCLAVE PVT. LTD

Director
(DIRECTOR)

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 02nd day of April 2024.

Identified by
SK Dutta
Adv.

FOR JPK ENCLAVE PVT. LTD.

JPK ENCLAVE PVT. LTD

Director
(DIRECTOR)

Solemnly Affirmed and
Declared before me U/S 139
CPC, U/S 297 (C) CrPC

Page 2 of 2

04 APR 2024

Notary

Samir Bhattacharya
Notary Govt. of India
Regd. No. 940/97
City Civil Court, Calcutta