

ASOS YAM E .

Serial No. AJ 64 2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

95AB 664223

BEFORE THE NOTARY PUBLIC  
GOVERNMENT OF INDIA  
ALIPORE POLICE COURT



**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. Bapi Jaiswal, son of Chhotelal Jaiswal, having PAN AHVPJ1998G and address 13 S.C.M ROAD CHAMPDANI HOOGLY 712222 is first partner,

AND

Mr. Jagadambay Prasad Jaiswal, son of Late Chedilal Jaiswal, having PAN ADRPJ1099 and address 287/1, RAI BAHADUR ROAD KOLKATA 700053 is the second partner,

of the Promoter Partnership Firm J.B. Construction having PAN AAOFJ4215E, located at 342/B, Rai Bahadur Road P.O -New Alipore Police Station, Behala Kolkata -700053 do hereby solemnly declare, undertake and state as under:

1. That we partner promoter have a legal title to the land on which the development of the project is proposed

AND

1 8 MAY 2024





- 9 MAY 2024

Sl. No. 559 of 101  
Name: JB Construction  
Address: 342/B R.B. Road, 101-53  
Vendor Sign: Chakrabarti Ch. Halder

S. C. Halder  
Licensed Stamp Vendor  
Alipore Judges Court  
Kolkata-700027

INDIA NON JUDICIAL

9258 66233



GOVERNMENT OF WEST BENGAL  
ALIPORE POLICE COURT

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. Raju Jaiswal, son of Chedial Jaiswal, having PAN  
AJR1908G and address 13 2.C.M ROAD CHAMPDANI HOOGLY 712222 is first  
partner,

AND

Mr. Jagabandhu Prasad Jaiswal, son of late Chedial Jaiswal, having PAN  
AJR1908G and address 287/1, RAI BAHADUR ROAD, KOLKATA 700023 is the  
second partner,

of the Promoter Partnership Firm J.R. Construction having PAN AA024215E,  
located at 342/B, Rai Bahadur Road P.O. - New Alipore Police Station, Behala  
Kolkata - 700023 do hereby solemnly declare, undertake and state as under:

1. That we partner promoter have a legal title to the land on which the development  
of the project is proposed.

AND

7 9 MAY 2024



1. That we partner promoter have a legal title to the land on which the development of the project is proposed

AND

An 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 within One Year.

4. That seventy per cent of the amounts realised by us 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.

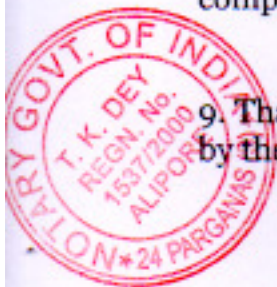
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

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 we 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 we (promoter) shall take all the pending approvals on time, from the competent authorities.

9. That we (promoter) have furnished such other documents as have been prescribed by the rules and regulations made under the Act.



18 MAY 2024



10. That we (promoter) shall not discriminate against any allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



**For, J.B. Constructions**

J. B. CONSTRUCTION

*[Signature]*  
Partner Partner

**Deponent**

J. B. CONSTRUCTION

*[Signature]*  
Partner Partner

**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 13<sup>th</sup> day of May 2024. J. B. CONSTRUCTION



*[Signature]*  
Partner Partner

**Deponent**

Solemnly Affirmed & Declared  
before me on identification

*[Signature]*

T. K. Dey, Notary  
Alipore Judge/Police Court, Cal-27  
Reg. No. 1537/2000, Govt. of India

J. B. CONSTRUCTION

*[Signature]*  
Partner Partner

**Deponent**

**1 8 MAY 2024**

Identified by me

**DILIP DAS**

B.Com., LLB  
Advocate

Alipore Police Court  
Kolkata-700 027  
W.B.-525 / 1979

*[Signature]*  
Advocate

**1 8 MAY 2024**