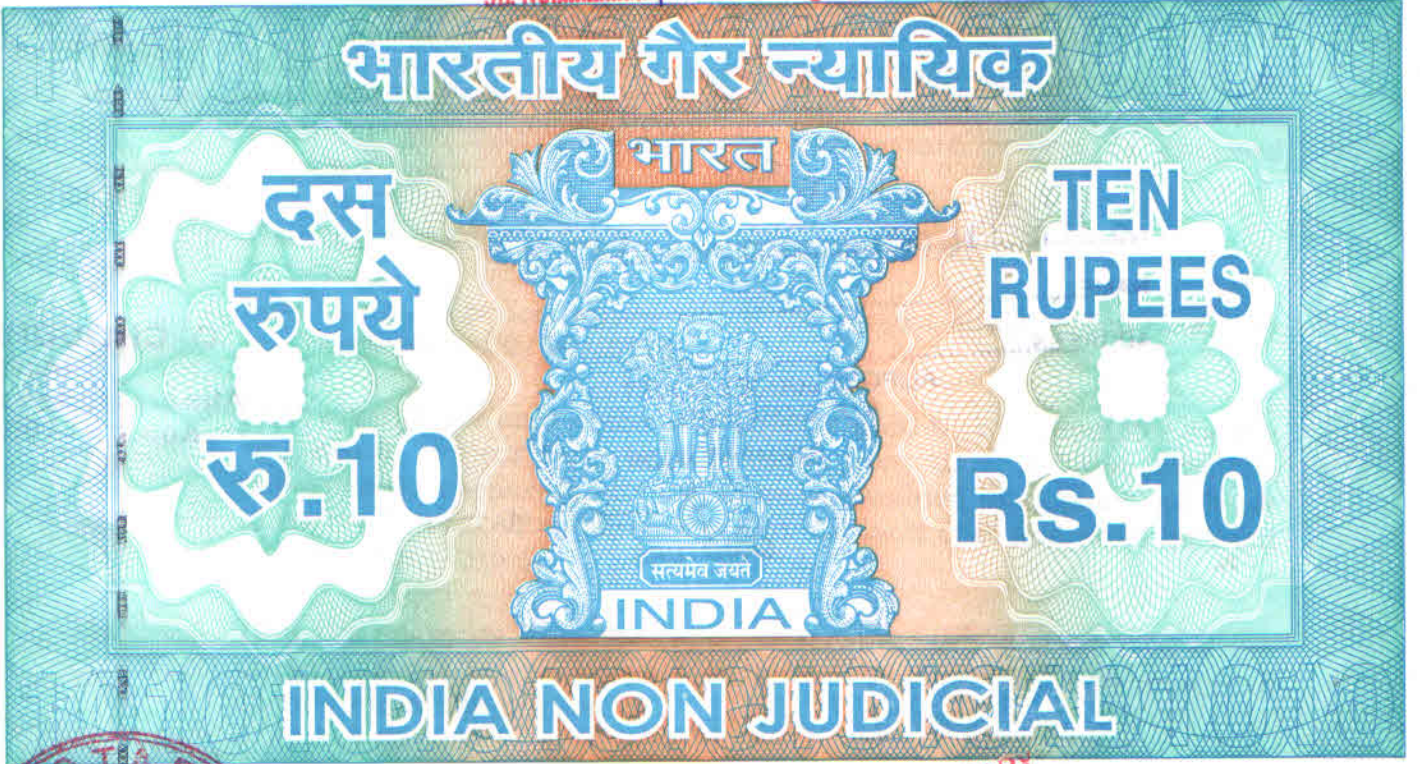


Sl. No. 29 dated 02 JAN 2024



পশ্চিমবঙ্গ WEST BENGAL

BEFORE THE NOTARY  
ALIPORE JUDGES' COURT

91AB 043431

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 **RAJESH KUMAR JHAJHARIA** representative promoter of the proposed project "**SJ NIRMALA**".

I, **RAJESH KUMAR JHAJHARIA** duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

**U.S. DEVELOPERS PVT. LTD. REPRESENTED BY ITS DIRECTOR UJJAL BOSE** have a legal title to the land on which the development of the proposed project is to be carried out

AND



02 JAN 2024



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 me/promoter is **30/09/2024**.
3. That seventy per cent of the amounts realised by me/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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
6. 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I/promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

**PIYUSHMANYATA PROJECTS PVT. LTD.**

*Piyushmanyata*

Director/Authorised Signatory

**Deponent**



**02 JAN 2024**

**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 2nd day of January 2024

S. Jana

PIYUSHMANYATA PROJECTS PVT. LTD.

S. Jana

Director/Authorised Signatory  
**Deponent**

Signature (S) of Executant (S)  
attested on identification at  
Alipore Judges' Court, Kolkata-  
700 027 at Alipore, under the  
Notaries Act. at.....A.M./P.M.

S. Jana  
SUBHASIS JANA  
Notary, Govt. of West Bengal  
Regd. No.: 094/2022

Identified by me

Debasish Chowdhury  
Debasish Chowdhury  
Advocate  
Alipore Judges Court, Kol-27  
WB/929/1983



02 JAN 2024