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BEFORE THE NOTARY PUBLIC
24 PARGANAS (NORTH)

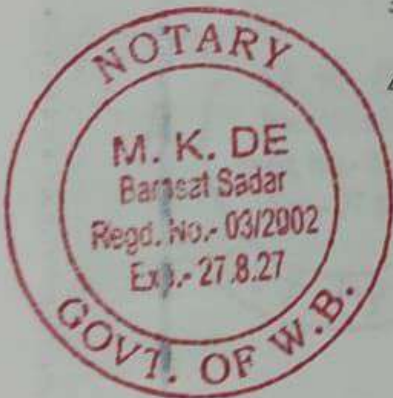
FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Jayati Pain being representative for the promoter of the proposed project vide its authorization dated 06/05/2023.

I, JAYATI PAIN, D/o Late Sukumar Chakraborty, aged about 53 years R/o Jagadishpur, Rajarhat, North 24 Parganas, West Bengal- 700135 being representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed.
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 9/4/2028.
4. That seventy per cent of the amounts realized 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.



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

Jayati Pain
Deponent

VERIFICATION

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me there from
Verified by me at Barasat on this 31st day of August 2023.

JP ENTERPRISE
Jayati Pain
Proprietor
Deponent

31 AUG 2023



M. K. De
Adv.

Solemnly Affirmed Before Me
on 31st Day of August 2023
Duty Identified by
Advocate S. Dutta

M. K. DE
Notary (W.B.)
Barasat, North 24 Pgs.
Regd. No. 03/2002

31 AUG 2023

CHECKED BY
[Signature]
31 AUG 2023
NOTARY CLERK