

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

06 FEB 2023

पश्चिम बंगाल WEST BENGAL

59AB 317545



THE NOTARY
GOVERNMENT OF INDIA
SERAMPORE COURT

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 Ranjit Banerjee (PAN (ADXPB3534G) son of Mrigendra Chandra Banerjee, age about 62 Years, by faith Hindu, by Nationality Indian, By Occupation Business, residing at 5/2/6/1, Mall Road, P.O - Mall Road, P.S - Dum Dum, Kolkata - 700080, Partner of the Promoter (JUPITER DEVELOPERS) of the proposed project "AIRPORT SKY CITY" situated at Holding No. -289, Rabindra Sarani, under Ward no. 22, in the District of North 24 Parganas, Kolkata-700049, duly authorized by the promoter of the proposed project, vide his authorization dated 06/02/2023

I, Ranjit Banerjee, Partner of **Jupiter Developers** (having the registered office at 238/126/3, Jessore Road, Near Belgharia Express Way, Kolkata- 700081), promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. (a) **RAJKAMAL PETROLEUM PVT. LTD.** (PAN no. AAECR-5282L) a private limited company, under the provisions of Indian Companies Act, 1956, having its registered office at: MIG, B/67, Housing Colony, Dhanbad, P.O. & P.S. Dhanbad, Dist.: Dhanbad, Jharkhand- 826001, represented by its Director namely, **MR. KAMAL KUMAR SINGH** (PAN AHGPS3207C), son of Late Lakshmi Shankar Singh, by Nationality-Indian, by religion- Hindu, by Occupation Business, residing at: VUG, B/67, Housing Colony, Dhanbad, P.O. & P.S. Dhanbad, Dist: Dhanbad, Jharkhand-826001,

06 FEB 2023

(b) M/S. SIDHI DEVELOPER PVT. LTD. (PAN AAICS9304E), a private limited company, under the provisions of Indian Companies Act, 1956, having its registered office at 1st Floor, Maru Tower, Kanke Road, P.O.-R.U. Campus, P.S. Gonda, Dist. Ranchi - 834008, Jharkhand, represented by its Director namely, **MR. SATYENDRA NARAYAN SINGH (PAN AGKPS0589A)**, son of Late Balaram Prasad Sinha,; by Nationality-Indian, by religion- Hindu, by Occupation- Business, residing at Flat No. A/TV, Birendra Sudha Apartment, Near Holy Cross School 33, Burdwan Compound, P.O. Lalpur, P.S. Lalpur, Dist. Ranchi, Jharkhand, PIN-834001,

(c) SMT. ILA RANI (PAN - ABXPR0543F), Wife of Kamal Kumar Singh, by Nationality- Indian, by religion- Hindu, by Occupation- Business, residing at MIG., B/67, Housing Colony, Dhanbad, P.O. & P.S. Dhanbad, Dist. Dhanbad, Jharkhand - 826001,

(d) M/S. GOLDEN CAMP (PAN -AAIFG4095K), a partnership firm, having its registered office at H.B. Road, P.O. Kokar, P.S. Ranchi Sadar, Dist.-Ranchi, Jharkhand, Pin-834001, represented by its one of the Partner namely, **MR. KAMAL KUMAR SUMGH (PAN -AHGPS3207C)**, son of Late Lakshmi Shankar Singh, by Nationality-Indian, by religion-Hindu, by Occupation-Business, residing at: MIG, B/67 Housing Colony, Dhanbad, P.O. & P.S. Dhanbad, Dist. Dhanbad, Jharkhand-826001,

(e) M/S. TOP GEAR MOTORS PVT. LTD. (PAN -AADCT3034B), a private limited company, under the provisions of Indian Companies Act, 1956, having its registered office at MIG. B/67, Housing Colony, Dhanbad, P.O. & P.S. Dhanbad, Dist. Dhanbad, Jharkhand - 826001, represented by its Director namely, **MR. KAMAL KUMAR SINGH (PAN -AHGPS3207C)**, son of Late Lakshmi Shankar Singh, by Nationality- Indian, by religion- Hindu, by Occupation-Business, residing at MIG. B/67, Housing Colony, Dhanbad, P.O. & P.S. Dhanbad, Dist. Dhanbad, Jharkhand-826001,

(f) SRI SHIVENDRA SHIVAM (PAN-BHNPS8536G), son of Sri Satyendra Narayan Singh, by Nationality- Indian, by religion- Hindu, by Occupation- Business, residing at: 602, Maru Towers, Kanke Road, Ranchi, P.O. - R.U. Campus, P.S. Gonda, Dist. Ranchi, Jharkhand - 834008,

(g) MRS. ANUMITA SINGH (PAN - BTMPS8642A), daughter of Sri Madhusudan Chawda, by Nationality- Indian, by religion- Hindu, by Occupation- Business, residing at 602, Maru Towers, Kanke Road, Ranchi, P.O. - R.U. Campus, P.S. Gonda, Dist. Ranchi, Jharkhand - 834008,

(h) MR. VISHAL SINGH (PAN - AKTPK4176A), son of Sri Ashok Kumar Singh, by Nationality- Indian, by religion- Hindu, by Occupation- Business, residing at Flat No. 504,,, Birendra Sudha Appartment, Burdwan Compound, P.O. & P.S. Lalpur, Dist. Ranchi, Ranchi - 834001, Jharkhand,

(i) MRS. SUKRITI (PAN - AWVPS9953K), daughter of Sri Satyendra Narayan Singh, by Nationality- Indian, by religion- Hindu, by Occupation- Business, residing at Flat No. 504, Birendra Sudha Appartment, Burdwan Compound, P.O. &P.S. Lalpur, Dist. Ranchi, Rachi - 834001, Jharkhand,

(j) SRI KISLAY SINGH (PAN - DYYPS2576C), son of Sri Kamal Kumar Singh, by Nationality- Indian, by religion- Hindu, by Occupation- Business, residing at: Flat No. 302, Block- A, Fortune Township, Jessore Road, P.O. & P.S.- Barasat, Dist. North 24 Parganas, Kolkata- 700124,

(k) MRS. SABITA SINGH (PAN - AGKPS0588B), Daughter of Dr. Ram Janama Singh, by Nationality- Indian, by religion- Hindu, by Occupation- Business, residing at 602, Maru Towers,Lake Avenue, Kanke Road, Ranchi, P.O. - R.U. Campus, P.S. Gonda, Dist. Ranchi, Jharkhand - 834008,

(l) SRI KAMAL KUMAR SINGH (PAN -AHGPS3207C), son of Late Lakshmi Shankar Singh, by Nationality- Indian, by religion- Hindu, by Occupation-Business, residing at Flat No. 302, Block- A, Fortune Township, Jessore Road, P.O. & P.S. -Barasat, Dist. North 24 Parganas, Kolkata- 700124,

(m) SRI SATYENDRA NARAYAN SINGH (PAN AGKPS0589A), son of Sri Basudev Narayan Singh, by Nationality-

06 FEB 2023

Indian, by religion- Hindu, by Occupation-Business, residing at: 6th Floor, Maru Towers, Lake Avenue, Kanke Road, Ranchi, P.O. - R.U. Campus, P.S. Gonda, Dist. Ranchi, Jharkhand - 834008,

has a legal title to the land on which the development of the project is proposed 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 owners 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 31/12/2026.
4. That seventy percent of the amounts realised by us/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 schedule 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, 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.
9. That, promoter have / has furnished such other documents as have been prescribed 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.

Solemnly Affirm and Declares
before me

A. KR. SAHA, NOTARY
Govt. of India, Serampore
Reg. - 569/95

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 6th day of February, 2023.

For JUPITER DEVELOPERS

Partner

Deponent

For JUPITER DEVELOPERS

Partner

Deponent

Attested

A. KR. SAHA
Notary Govt. of India
Serampore Court
Reg. 569/95

06 FEB 2023