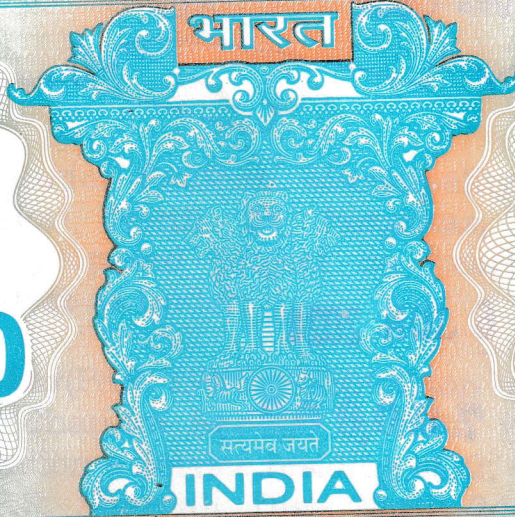


भारतीय गैर न्यायिक

दस  
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TEN  
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INDIA NON JUDICIAL

NOTARY

M. K. DE  
Barasat Sadar  
Regd. No.-03/2002  
Exp.-27.8.27

GOVT. OF W.B.

पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC  
24 PARGANAS (NORTH)

90AB 093880

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

2260  
24 JUN 2024

Affidavit cum Declaration of Ms. Susmita Paul (PAN - GOTPP5245D) daughter of Sri Sukamal Paul, age about 21 years, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 34, 4th Street, Sen Bagan, P.O.- Agarpara, P.S.- Khardah, Kolkata- 700109, District- North 24 Parganas, Proprietor of the Promoter (**Hiran Construction**) of the proposed project "**Jaya Apartment**" situated at Holding No. 122, Premises No. 32, 4th Street, Sen Bagan Road, Ward No. 09, under Panihati Municipality, P.O.- Agarpara, P.S.- Khardah, Kolkata-700109, Dist.- North 24 Parganas, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 24/06/2024.

NOTARY

M. K. DE  
Barasat Sadar  
Regd. No.-01/2009  
Exp.-27.8.27

GOVT. OF W.B.

I, Susmita Paul, Proprietor of **Hiran Construction** having the registered Office at Holding Premises No. 160, Sen Bagan,

Hiran Construction

Susmita Paul Paul.

Proprietor

has been in compliance with the proportion to the



Ward No. 09, under Panihati Municipality, P.O- Agarpara, P.S- Khardah, District- North 24 Parganas, Kolkata - 700109, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. **Mr. Pranab Sarkar** (PAN: GWSPS5569E) son of Late Prakash Sarkar @ Late Prakash Chandra Sarkar, by faith Hindu, by Nationality Indian, by Occupation - Service, residing at 32, 4<sup>th</sup> Street, Sen Bagan, P.O. Agarpara, P.S. Khardah, Dist- North 24 Parganas, Kolkata - 7000109, has a legal title to the land on which the development of the project is proposed is to be carried out

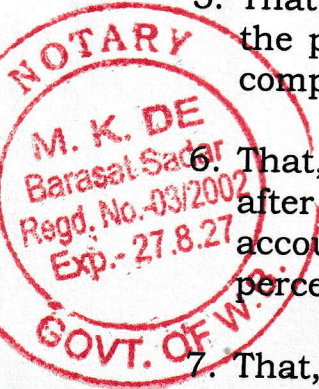
AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such 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 31/12/2025.
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, 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That, I / promoter shall take all the pending approvals on time from the competent authorities.

9. That, I / promoter have / has furnished such other documents as



24 JUN 2024

Hiran Construction  
Susmita Paul



have been prescribed by the rules and regulations made under the Act.

10. 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.

Hiran Construction  
Susmita Paul *Paul*  
Proprietor

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 24th day of *June* 2024



24 JUN 2024

Hiran Construction  
Susmita Paul *Paul*  
Proprietor

Deponent

Identified by me

*Prasun Ghosh*

Advocate

PRASUN GHOSH  
*Advocate*  
District Judges' Court  
North 24 Parganas, Barasat  
Enrolment No. W.B 366/2001

ATTESTED  
*[Signature]*  
M. K. DE  
Notary (W.B.)  
Barasat, North 24 Pgs.  
Regd. No.-03/2002

CHECKED BY *[Signature]* 24 JUN 2024  
NOTARY CLERK