

Regd. No. .... 24/28/2/24



पश्चिम बंगाल, WEST BENGAL  
Before the Notary of  
Alipore Judges Court,  
Calcutta-27

COVT. OF W. B.  
M. Sengupta  
Kolkata  
Regn. No. 446/19  
Exp. dt. 15/03/2024  
Alipore Judges' Court

91AB 367161

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 JKL Viraat Developer LLP Developer of the proposed project The Signature;

I, Nirmal Jagwani S/o Paras Ram Jagwani Partner of JKL Viraat Developer LLP do hereby solemnly declare, undertake and state as under:

- 1. Mrs. Tania Ghose & Rima Ghose have a legal title to the land on which the development of the proposed project is to be carried out

AND

28 FEB 2024

MALAY SENGUPTA  
Notary  
Regn. No. 446/19  
CMM.S Court/Alipore  
18 No. Alipore Judge's Court  
Kolkata-700 027

COVT. OF W. B.  
M. Sengupta  
Kolkata  
Regn. No. 446/19  
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Alipore Judges' Court

17 NOV 2023

Sl No. 1139 - 101

Name

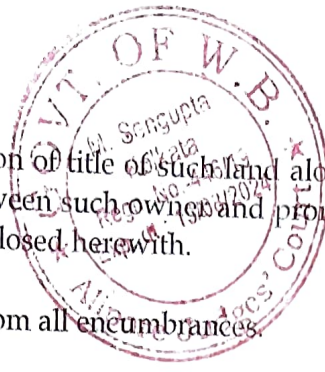
Address

Verdict

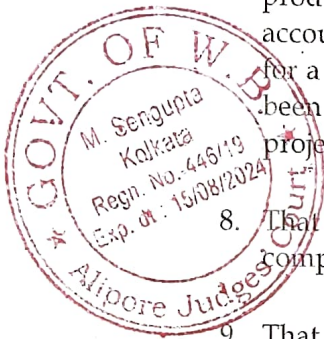
Shelkar Ch. Halder

D. CHOWDHURY (Adv.)  
Alipore Judges' Court, Kol-27

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 me/promoter is 31<sup>st</sup> March 2025
4. 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 utilised 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 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.



28 FEB 2024

MALAY SENGUPTA  
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Deponent



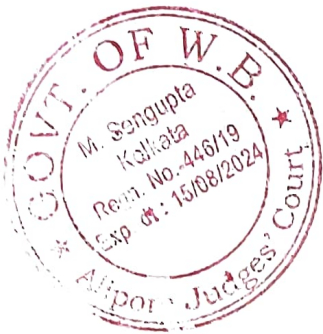
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 28th day of February 2024

JKL VIRAAAT DEVELOPER LLP

*[Signature]*  
Designated Partner / Authorised Signatory

Deponent



Identified by me

*[Signature]*  
Debasisr. Chowdhury  
Advocate  
Alipore Judges Court, Kol-27  
WB, 929, 1983

**MALAY SENGUPTA**  
Notary  
Regn. No. 446/19  
CMM S Court / Alipore  
18 No. Alipore Judge's Court  
Kolkata-700 027

Solemnly Affirmed &  
Declared before me on  
Identification of advocate

*[Signature]*  
Malay Sengupta  
Notary  
Regn. No. 446/19

**28 FEB 2024**