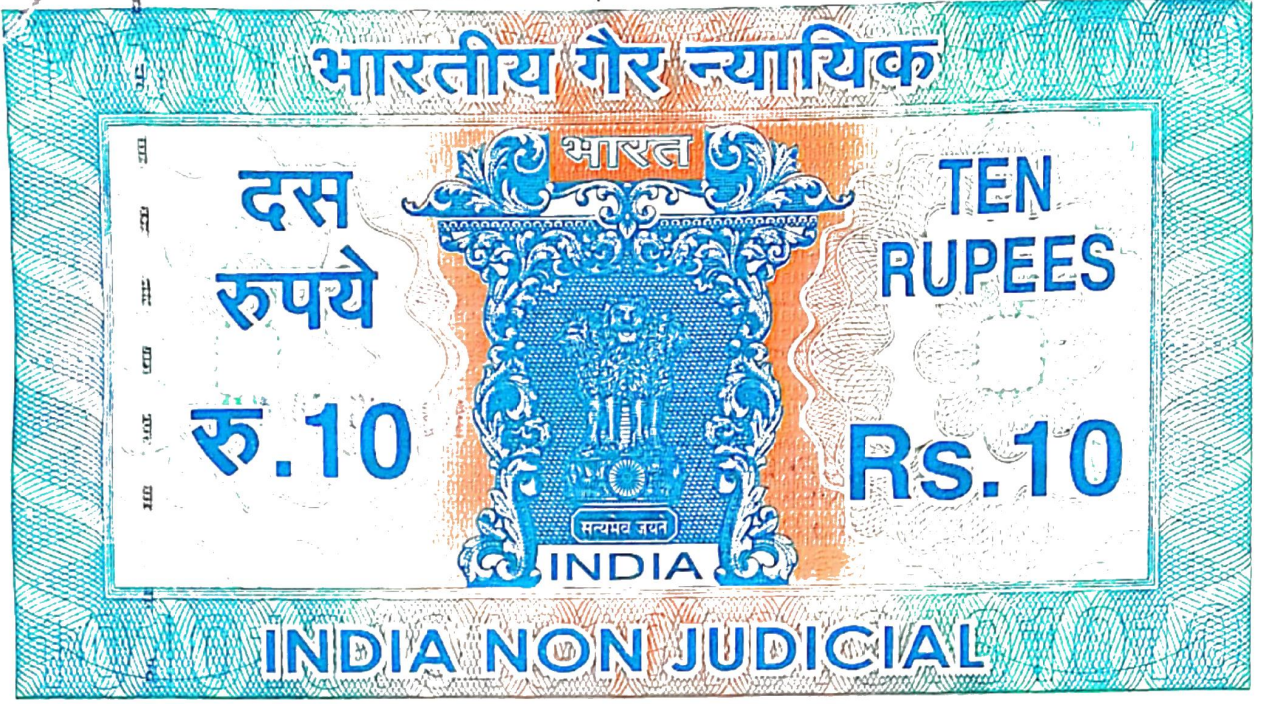


SL. NO. 587/20.24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

99AB 186669

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS

FORM-B
[SEE- RULE 3 (4)]



AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Sohan Sadhu being representative for the promoter of the proposed project vide its authorization dated 20/08/2024.

I, Sohan Sadhu S/o Sujay Sadhu aged about 33 years R/o Tolafatak, P.O.& P.S -Chinsurah, Dist.-Hooghly, Pin-712101 being representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. I Sohan Sadhu 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 01.06.2027.

20 AUG 2024

No. 533 Date 13-08-2024

Rupees 10/-

Name _____

Address _____

Vender _____

**KRISHNA GOPAL KAYAL
STAMP VENDER
A.D.S.R.O. Matla South 24 Pgs**

P.DE (Adv) CMMC

13 AUG 2024



(2)

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

JSS CONSTRUCTION GROUP

Sohan Sotham

Proprietor

Deponent

Verification

[Signature] 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 20th day of Aug 2024.

ATTESTED
S. CHAUDHURI
★ NOTARY ★
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs

Identified by me

JSS CONSTRUCTION GROUP

Sohan Sotham

Proprietor

Deponent

Advocate

MANOJ BASU
Advocate
Enrolment No -F-247/2006
Bidhan Nagar Court,
Kolkata-700091

20 AUG 2024