



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

NOTARIAL GOVT. OF INDIA  
 KAMAL KUMAR PAUL  
 REGD. NO. 2750/04  
 AB 765702

FROM "A"

[Sec rule 3(2) of west Bengal Housing Industry Regulation Rules 2018]

**AFFIDAVIT CUM DECLARATION**

1. Affidavit cum Declaration of **PRIYA JEET DEVELOPERS PVT. LTD.** (herein after referred to as a company incorporated under companies Act 1956) Promoter of the ongoing project named "**P.J. Garden**" lying and situated at Mouza- Purba Putiary, J.L No.- 43, R.S. No.- 275, R.S. Khatian No.- 211, R.S. Dag No.- 119, L.R. Khatian No.- 1913, 1914, 1916, 1917, 1918, 1982, L.R. Dag No. 119, premises No. 72, School Road, Kolkata 700093, under KMC ward No. 114, Police Station Regent Park, P.O. - Purba Putiary, Kolkata 700093, in the District South 24 Parganas, West Bengal, India.

**PRIYA JEET DEVELOPERS PVT. LTD.** (represented by its Managing Director, (1) **SRI UTTAM MONDAL**, and (2) **SMT. SIMA RANI MONDAL**) Promoter of the ongoing project, do hereby solemnly declare, undertake and state as under.

KAMAL KUMAR PAUL  
 NOTARY GOVT. OF INDIA  
 Regd. No. 2750/04  
 C.M.J's Court  
 2 & 3 Bankshall Street  
 Kolkata-700091

For PRIYA JEET DEVELOPERS (P) LTD.  
*Sri Uttam Mondal*  
 DIRECTOR

1 JUN 2020

19 FEB 2020

17762

Rs. 10/- Date.....

Name.....

Address.....

Occupation.....

J. K. Halder

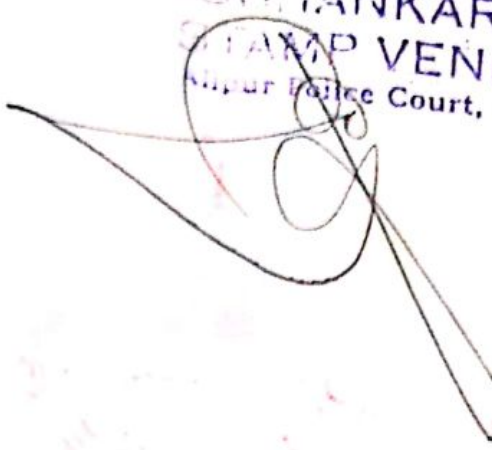
Advocate  
High Court  
Calcutta

Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Super Police Court, Kol-27





2. That the firm has a legal title to the land on which the developer of the going project is carried out by virtue of a deed of conveyance Sri Uttam Mondal, Sri Ashoke Mahalanabish and ors.

AND

All legally valid authentication of such land along with an authenticated copy of the agreement between such owners and the Priya Jeet Developers Pvt. Ltd. for development of the real estate project are enclosed herewith.

3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by the Priya Jeet Developers Pvt. Ltd. within the date of 30<sup>th</sup> June 2023.
5. That seventy percent of the amounts realised by the Priya Jeet Developers Pvt. Ltd. for the real-estate project from the allottees (per proforma agreement for sale), 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.
6. 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.
7. That the amounts from the separate account shall be withdrawn after it is certified by an engineer an architect and a chartered account in practice that the withdrawal is in proportion to the percentage of completion of the project.
8. That the Developer shall get the accounts audited within Six months after the end of every financial year by a chartered account in practice and shall produce a statement of accounts duly certified and signed by such chartered account and it shall be verified during the audit that the amounts collected from 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.
9. That the Developer shall take all the pending approvals on time from the competent authorities.
10. That the Developer has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That the Developer firm shall not discriminate against any allottee or allottees at the time of allotment of any apartment plot or building as the case may be on any grounds.

11 JUN 2020

KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No. 2700/04  
C.M.J's Court  
2 & 3 Benkshah Street  
Kolkata-700001

For PRIYA JEET DEVELOPERS (P) LTD.

*Uttam Mondal*  
DIRECTOR



I, Sri. Uttam Mondal, son of Late Rashbchari Mondal, by Nationality Indian, by faith Hindu, by occupation Business, residing at 29, Manick Bandyopadhyay Sarani (formerly known as Moore Avenue), P.O. & P.S. Regent Park, Kolkata - 700 040, solemnly affirm that the fact stated in paragraphs 1 to 11 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

For PRIYA JEET DEVELOPERS (P) LTD.

*Uttam Mondal*

DIRECTOR

-----  
**SRI. UTTAM MONDAL (DIRECTOR)**

**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 Kolkata on this 11<sup>th</sup> day of June 2020.

For PRIYA JEET DEVELOPERS (P) LTD.

*Uttam Mondal*

DIRECTOR

-----  
**SRI. UTTAM MONDAL (DIRECTOR)**

Solemnly affirmed before me on this 11<sup>th</sup> day of June 2020 at Kolkata.

*K*  
KAMAL KUMAR PAUL  
NOTARY GOVT. OF INDIA  
Regd. No. 2700/04  
C.M.J's Court  
2 & 3 Bankshall Street  
Kolkata-700001

ATTESTED BY ME  
*KK Paul*  
KAMAL KUMAR PAUL  
NOTARY Govt. of India  
REGD. NO.- 2700/04

1 JUN 2020