

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL BEFORE NOTARY PUBLIC 270079

AFFIDAVIT CUM DECLARATION

FORM - 'A'

(See rule 3(2) of West Bengal Housing Industry Regulation Rules 2018).

/PERS

1, Affidavit cum Declaration of M/s. JBS DEVELO/ (PAN-AAOFJ1911D) (hereinafter referred to as the Partnership firm) as partnership firm under Indian Partnership Act, 1932 (Act. IX of 1932) promoter of the on going project named Priyanbaad lying and situated at Premises 61 Priya Nath Middya Road, Mouza Belghoria, J.L. 3, R.S.17, C.S.Dag No.3272 and 3275 C.s. Khatian No.308, Ward 19, Holding No.677, within the lical ambit of Kamarhati Municipality P.s. Belghoria. in the Dist.North 24-Pgs West Bengal , India.

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JBS DEVELOPERS
Samir Kumar Roy
Partner

24 FEB 2020

M/s. J B S DEVELOPERS (represented by its one of the Partner Mr. Samir Kumar Roy) promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

2. That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a Joint Development agreement with **M/s. J B S DEVELOPERS** represented by its partners 1) Sri Samir Kumar Roy. 2) Smt. Joya Roy

AND

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owners and the Partnership Firm 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 Partnership Firm within the date of 22nd September of 2021
5. That seventy per cent of the amounts realised by the Partnership Firm 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the Partnership Firm 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 the Partnership Firm shall take all the pending approvals on time, from the competent authorities.
9. That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Partnership 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.

JBS DEVELOPERS
Samir Kumar Roy
Partner



24 FEB 2020

I, Sri Samir Kumar Roy , son of Sri Sunil Kumar Roy , by Nationality Indian, by Occupation Business, residing at D/3 Lake view Park ,P.S-Baranagar, P.O-ISI,Kolkata-700108, in the District of North 24-Parganas, WB-743122, solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

For, **M/s. J B S DEVELOPERS**

JBS DEVELOPERS

Samir Kumar Roy
Partner

Sri Samir Kumar Roy
Partner

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 February 2020, Kolkata

JBS DEVELOPERS

Samir Kumar Roy
Partner

Sri Samir Kumar Roy
Partner

Solemnly affirmed before me on this 24th day of February 2020, Kolkata.



Solemnly Affirmed
before me

Sunil K. Nandy
Notary
Regd. No. - 10/2002

24 FEB 2020

(NOTARY)