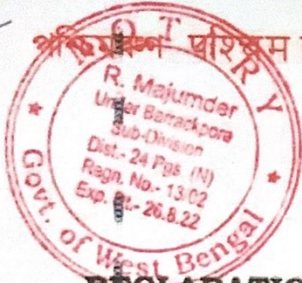




H-4



শ্রী রঞ্জিত ঘোষা WEST BENGAL

Before the Notary Govt. of W.B.

FORM 'A'

[See rule 3(2)]



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit-cum-Declaration

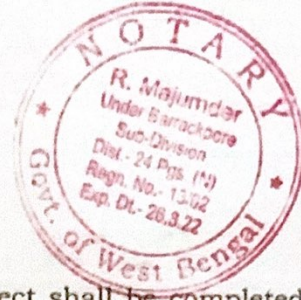
Affidavit-cum-Declaration of Mr. VAIBHAV KUMAR SULTANIA (PAN No-CNFPS9415M), son of Binod Kumar Sultania, one of the Partner of J.J.DEVELOPER, Project name THE BHUMI RESIDENCY Promoter of the proposed project.

I, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I, promoter 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.

Cont.....2

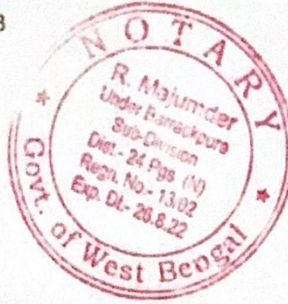
- 3 JUN 2020



3. That the time period within which the project shall be completed by me/promoter is 30THMAY 2021.
4. That seventy per cent of the amounts realized 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
7. That I/promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

J. J. DEVELOPERS
Vaibhav Sultania
Deponent PARTNER

Identified by me
Ipsita Mukherjee
Advocate



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 Advocate Chamber on this 3rd day of June, 2020.

J. J. DEVELOPERS

Vaibhav Sultana

Deponent PARTNER

Identified by me

Ipsita Kundu

Advocate

correctly signed
&
Declared Before Me
On Identification
[Signature]
R. MAJUMDER
NOTARY
Exp. Dt. - 26.8.22

- 3 JUN 2020