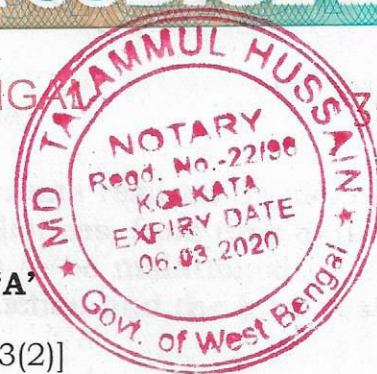


WEST BENGAL



35AB 446929

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 SRI VAIBHAV KUMAR SULTANIA, (PAN NO CNFPS9415M), son of Binod Kumar Sultania residing at 1, B.K.Paul Avenue, Kolkata - 700005 one of the Partners of J.J.DEVELOPERS, of the proposed project, vide its/his/their authorization dated

I, Promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Cont.....2





AND

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.

OR

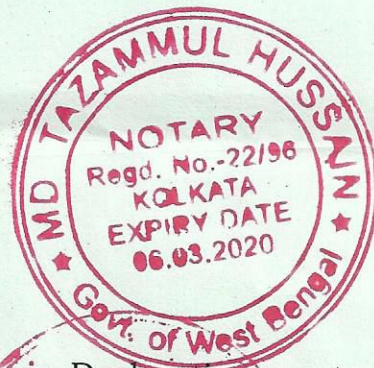
That details of encumbrances ..... including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 30<sup>TH</sup> MAY 2020 .
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

Vaibhav Sultania

Depositor

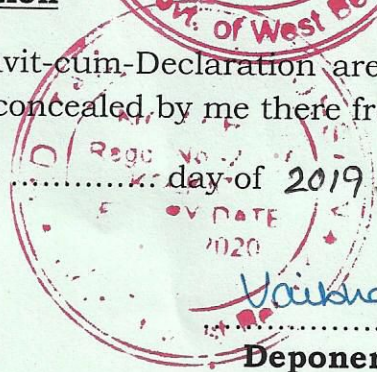
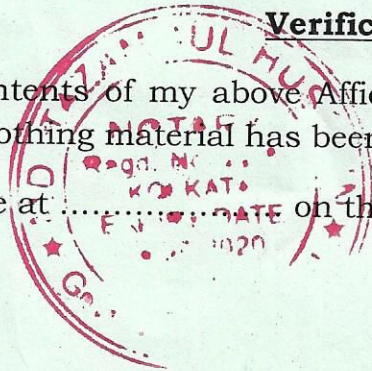




**Verification**

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 ..... on this ..... day of 2019



*Haikhan Sultania*

**Deponent**

**Identified by my**

*Ipsita Mukherjee*

**Advocate**

Solemnly affirmed and declared before me on Identification

*[Signature]*

**MD. T. HUSSAIN NOTARY**  
12, Haji Md. Mansur Square  
Kolkata-16  
Regd. No.-22/96 Govt. of W.B.

**MD. T. HUSSAIN Notary**  
City Civil Court  
Calcutta  
Regd. No. 22/96 Govt of W.B.

**26 SEP 2019**