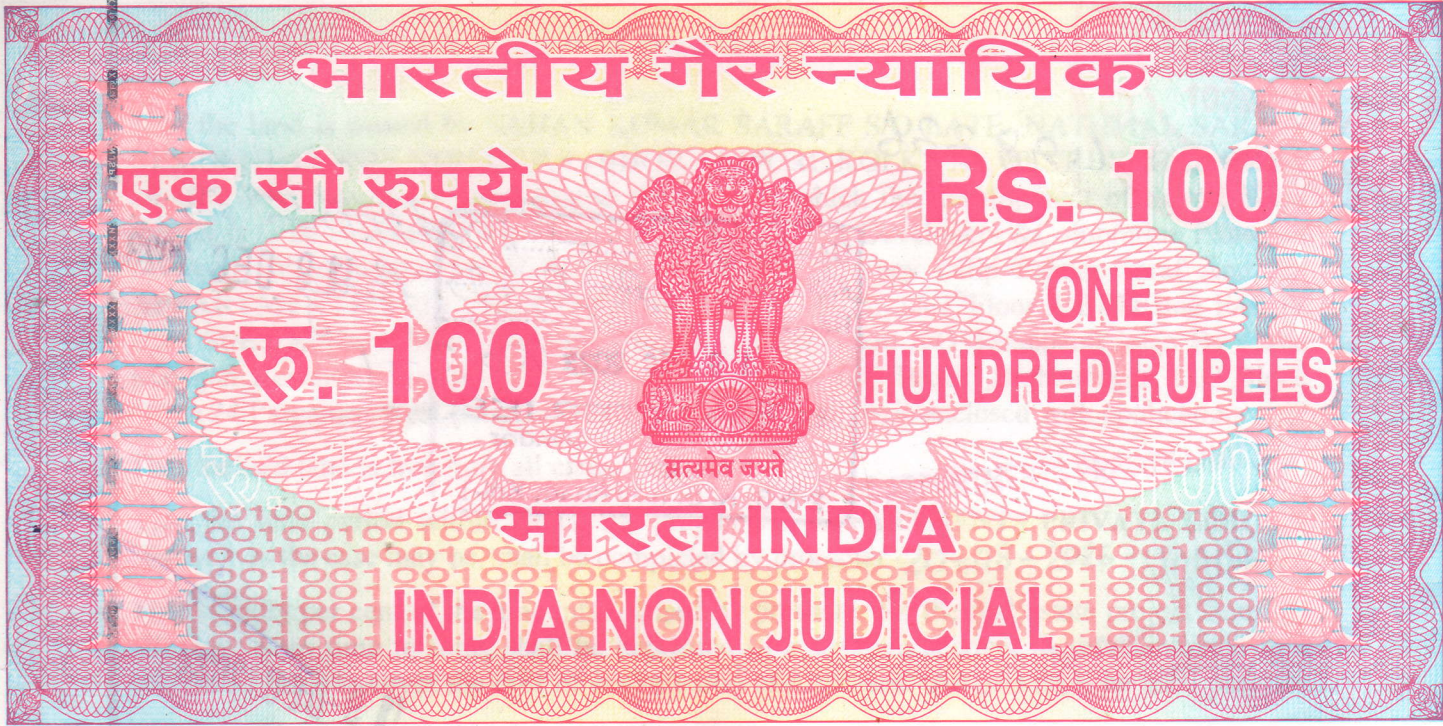




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 033564



FORM-B

[see rule 3(4)]

DECLARATION

Affidavit cum Declaration of YOGESH JALAN , of the proposed project "SARAFF HEIGHTS"

I YOGESH JALAN S/O TARA CHAND JALAN, Aged- 54 year ,Resident of B.E - 241,SALTLAKE SEC 1 ,B.E BLOCK ,BIDHANNAGR CC BLOCK NORTH 24 PARGANAS, WEST BANGAL 700064 authorized signatory of "J S APPARTMENTS PRIVATE LIMITED" office - ROOM NO 5A 1ST FLOOR 4 B B D BAGH EAST PS HARE STREET KOLKATA WB 700001.do hereby solemnly declare, undertake and state as under :

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M' s. Court
Kolkata - 700 001

For J.S. Appartments Pvt. Ltd.

[Signature]
Director

26 MAR 2024

498336

NAME J.S. Apartments Pvt. Ltd.
ADD 4, B.B.D. Bag
Rs. 19 DEC 2023
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

19 DEC 2023

19 DEC 2023



FORM-B

(see rule 3(4))

DECLARATION

Notarized and attested at Kolkata on 19 DEC 2023.

1. J.S. APARTMENTS PVT. LTD. is a company incorporated in India under the Companies Act, 1956. It is a subsidiary of J.S. APARTMENTS PRIVATE LIMITED, which is a company incorporated in India under the Companies Act, 1956. The company is engaged in the business of providing residential accommodation to its employees and their families. The company is located at 4, B.B.D. Bag, Kolkata-1.

For J.S. Apartments Pvt. Ltd.

HEMANTA TEWARI

NOTARY

Regd. No. - 1028873

C.M.A. & KATA

Kolkata - 700 001

5 MAR 2024

1. That the land is owned by SAJJAN KUMAR SARAFF S/O LATE. NATHMAL SARAFF RESIDENT:13, ROY STREET,P.S -BHOWANIPORE,KOLKATA, WEST BENGAL INDIA 700020. who have/has a legal title to the land on which the development of the proposed project is to be carried out and thereafter Agreement For Developers & Colobration Executed Between Sajjan Kumar Saraff Through Power Of Attorney Dilip Kumar Saraf And **J.S APPARTMENTS PRIVATE LIMITED**, office :- Room 5A.1st Floor 4 BBD Bag East Ps Hare Street Kolkata 70001 Through Director Yogesh Jalan S/O Tarachand Jalan By Caste Mahajan Residence At BE-241 , Salt Lake Sector 1, B.E Block ,Bidhannagar, C.C Block North 24 Parganas West Bengal 70006., as the case may be, is enclosed with application.
2. That the said land is free from all encumbrances.
3. That the time period within which the project **J S APPARTMENTS PRIVATE LIMITED**, thereof, as the case may be, shall be completed by promoter **20-08-2026**.
4. That seventy per cent of the amounts realised by 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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Real Estate (Regulation and Development) Act, 2016.
10. That I / promoter shall not discriminate on the basis of caste, religion, region, language, sex or marital status against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For J.S. Appartments Pvt. Ltd.
Deponent
Director

Verification

I YOGESH JALAN S/O TARA CHAND JALAN Director / Authorized signatory of J S APPARTMENTS PRIVATE LIMITED having principal place of business ROOM NO 5A 1ST FLOOR 4 BBD BAGH EAST PS HARE STREET KOLKATA WB 700001 IN do hereby verify that the contents in Para No 1 to 10 of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

For J.S. Appartments Pvt. Ltd.
Deponent
Director

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M' s. Court
Kolkata - 700 001

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

REKHA TEWARI
NOTARY

26 MAR 2024

Identified by me
Himadri Chakraborty
Advocate
Enrollment No. WB/154-A/199
C.M.M Court Kolkata

