



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

04AC 772274



BEFORE THE NOTARY PUBLIC
BARASAT, NORTH 24 PARGANAS

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

NR S. NO. 2812
DATE 17 FEB 2025

Affidavit cum Declaration of SAGAR MONDAL (PAN: CQNPM1522N)
Promoter and Proprietor of the proposed project "MAYA APARTMENT".

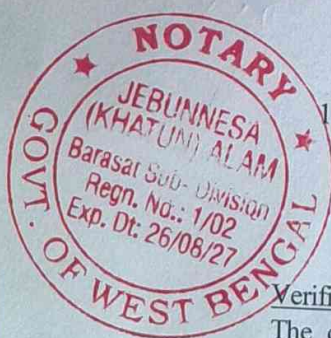
I, SAGAR MONDAL (PAN: CQNPM1522N) Promoter and Proprietor of the
proposed project "MAYA APARTMENT" do hereby solemnly declare,
undertake and state as under:

1. That I/promoter have/has 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.



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3. That the time period within which the project shall be completed by me /promoter is 17/08/2026.
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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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.
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 prescribed by the rules and regulations made under the Act.



10. 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 Verification any grounds.

S.M. ENTERPRISE

Sagar Mandal Deponent
Proprietor

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 17th day of February, 2025.

glaw 17/02/25
JEBUNNESA ALAM
Notary Public, Under
Govt. of West Bengal, Regn. No. 1/02

Solely affirmed on 17/2/25
by the party being duly identified by
Advocate P. Samadder
This document contains
pages and is checked by

17 FEB 2025

Notary Clerk

Shamika Samadder
Advocate
Judge's Court, Barasat