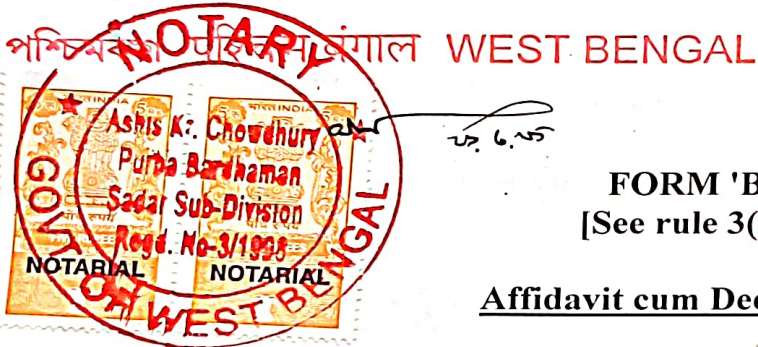
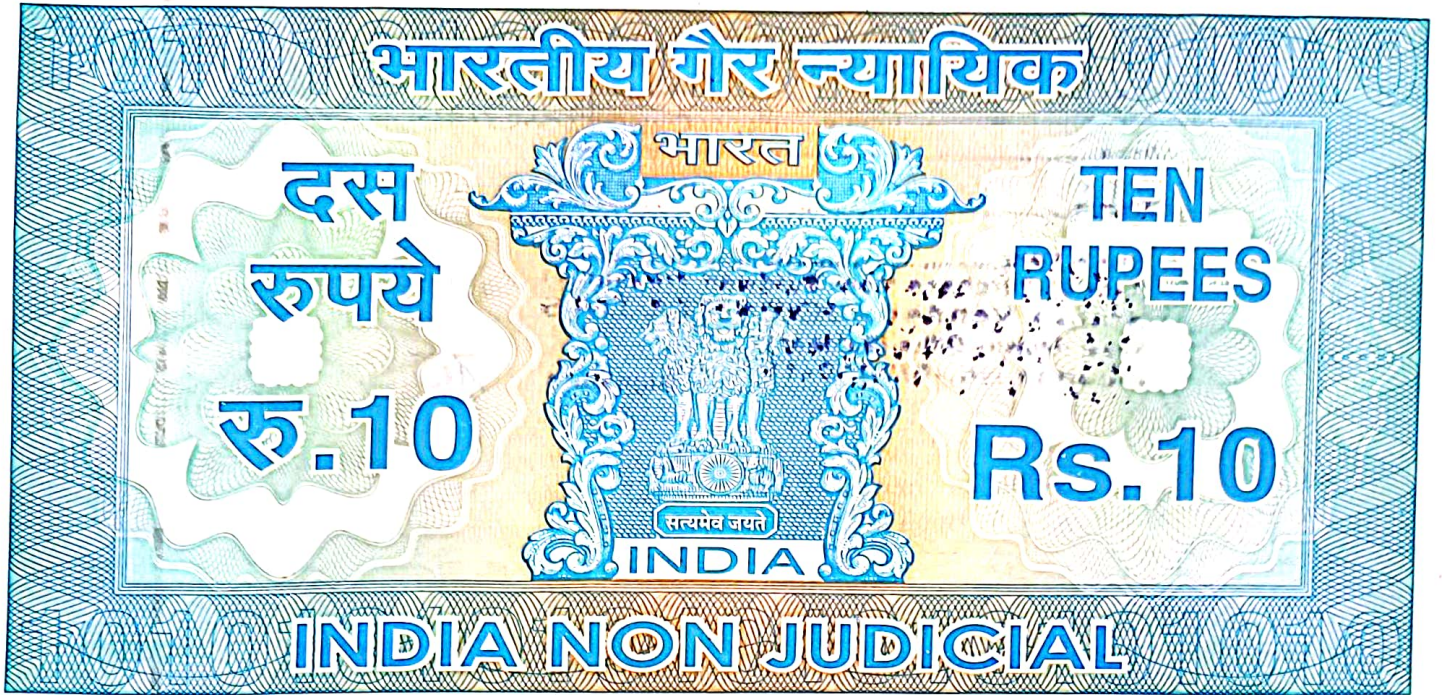


Serial No. 404 23 JUN 2025



10AC 95829

Signed in my presence
& Identified by me
Advocate

FORM 'B'
[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of BISWAJIT MUKHERJEE, S/O of Sri Arun Mukherjee, (PAN - BEXPM0813H) by faith Hindu, by Occupation - Business, resident of Rajganj Kalabagan, P.O.- Natunganj, P.S. - Burdwan, District - Purba Burdwan, Pin - 713102 (W.B.) India.

Promoter of the proposed project / duly authorized by the Promoter of the proposed project, vide its/his/their authorization dated 02/12/2024

I BISWAJIT MUKHERJEE, Designation-Partner of S B CONSTRUCTION (PAN-AFMFS2772L) a partnership firm, having its Authorised Promoter of the proposed project "GALAXY APARTMENT", do hereby solemnly declare, undertake and state as under: -

Ashis K. Chowdhury
ASHIS KR. CHOWDHURY
Notary, Govt. of W. Bengal
Regd. No.-3/1998
Chanduari Road, Bagmati
Purba Bardhaman

S B CONSTRUCTION
Biswajit Mukherjee
Partner

23 JUN 2025

Sl. No. 4042 Date 23/6/25
Name S. B. Construction
Address Burdwan

Value of Stamp 17
Date of Purchase from Burdwan treasury-1
Stamp Vendor - JOYANTA DAS
Saver Registry Office (Burdwan)
Licence No.-6/2010-11

28 MAY 2025

Signature



S B CONSTRUCTION

Partner

28 JUN 2025

SB CONSTRUCTION

[Signature]
Partner

Signed in my presence
& Identified by me

Advocate

1. That the Promoter have / has a legal title to the land on which the development of the proposed Project "GALAXY APARTMENT" is to be carried out

AND

RAHAMAT ALI MONDAL (Pan-ACLP A6933F),

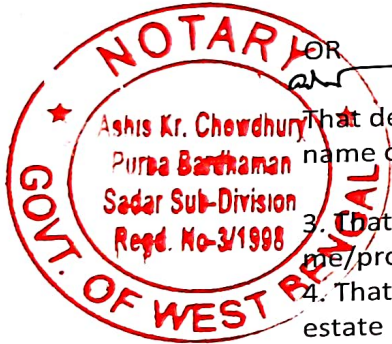
S/O/ Saukat Ali Mondal, by National – Indian, by Faith Islam, by Occupation - Business, residing of Goda North, P.O.- Rajbati P.S. - Burdwan, District - Purba Burdwan, Pin - 713104 (W.B.) India.

hereinafter referred to as "LAND OWNER/PRINCIPAL" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heir, executor, administrator, legal representative and assign) of the One Part .
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
[Signature] is 6.25
That details of encumbrances NA 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 **10/02/2027**.
4. That seventy per cent of the amounts realised 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.



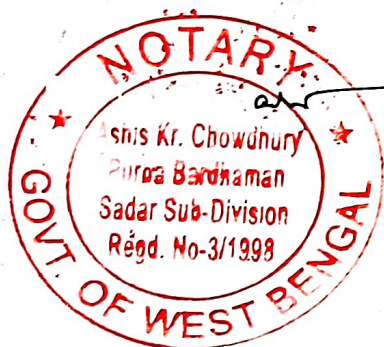
23 JUN 2025

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 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 any grounds.



Verification

S B CONSTRUCTION

Bombaji Muli
Partner
Deponent

Signed in my presence
& Identified by me
[Signature]
Advocate

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 Burdwan on this 23 day of Jun 2025

**SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION**

Ashis Kr. Chowdhury
Ashis Kr. Chowdhury
Notary, Govt. of West Bengal
Purba Bardhaman
Regd. No.-03/1998

23 JUN 2025

S B CONSTRUCTION

Bombaji Muli
Partner
Deponent

Signed in my presence
& Identified by me
[Signature]
Advocate
Sk. Md. Samudullah
B.A. LL.B Advocate
En No -WB/794/2010