

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

NOTARY PUBLIC WEST BENGAL

98AB 930302



BEFORE THE NOTARY PUBLIC
BARASAT, NORTH 24 PARGANA 3

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

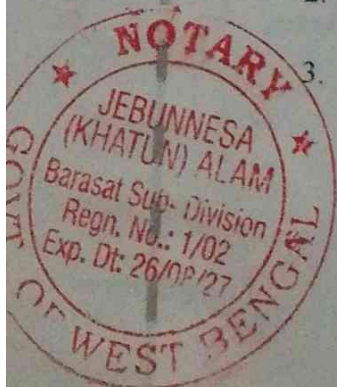
N. R. SL NO. 3739

DATE 27 JAN 2025

Affidavit cum Declaration of SOUMEN GHOSH Promoter and Proprietor of the proposed project "MIRA KUNJA"

I, SOUMEN GHOSH Promoter and Proprietor of the proposed project /duly authorized by the Partners 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.
3. That the time period within which the project shall be completed by me /promoter is 12/06/2026.



27 JAN 2025

A
SL. No. 1176 Date 28.11.27
Name.....
P.S. Gaighata, Dt. North 24 Parganas.
Amount.....

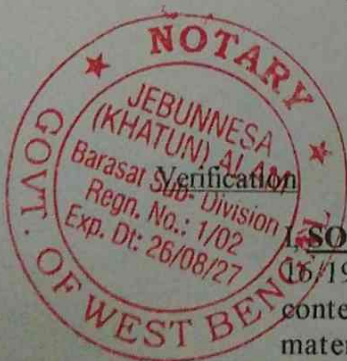
A Swamiker
Signature of the Stamp Vender
A.D.S.R. OFFICE Chandpara
North 24 Parganas.

B
Vender-NISHIT RANJAN HALDER
Treasury-Bangaon
T.V. No With date of
Purchase.....
Total Amount of Stamp

12 SEP 2024
10000

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the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.

Soumen Ghosh
Deponent



Soumen Ghosh [PAN. AGRPG4353M] son of Late Sadhan Ghosh, resident of 16/19, Hatiara, Jhawtala, North 24 Paraganas-700157, do solemnly affirm that 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 *27th* day of *January*, 2025.

Solemnly affirmed on *27/1/25*
by the party being duly identified by *Soumen Ghosh*
Advocate *Soumen Ghosh*
This document contains *27* pages and is checked by *Soumen Ghosh*

Alami
Alami
Notary Public, Barasat
North 24 Pgs., REGN No. 1/02

Anamika Sarmah
Judge's Court, Barasat

27 JAN 2025