

पश्चिम बंगाल WEST BENGAL

03AC 887227



BEFORE THE NOTARY PUBLIC BARASAT, NORTH 24 PARGANA 3

FORM 'B'

[See rule 3(4)]

M.R. SLNO. 18 8 OR DATE

0 APR 2025

DECLARATION CUM AFFIDAVIT

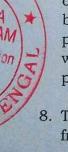
Affidavit cum Declaration of **BISWAJIT MAJUMDAR [PAN: AOQPM5108K], [AADHAAR: 894741112658]** Promoter and Partner of the proposed project 'MIRAGE TOWER'.

I, BISWAJIT MAJUMDAR [PAN: AOQPM5108K], [AADHAAR: 894741112658], son of Binod Chandra Majumdar, by faith—Hindu, by occupation—Business, by nationality—Indian, residing at A.B. 375, Samar Pally, Milan Bazar, Rajarhat-Gopalpur (M), presently under Bidhannagar Municipal Corporation, P.S.—Baguiati, P.O.-Milan Bazar, District North 24 Parganas, West Bengal, Pin-700102, Promoter and Partner of the proposed project

3 0 APR 2025

'MIRAGE TOWER' duly authorized by the Partners of "SHREE SAI INFRASTRUCTURE DEVELOPMENT" [PAN: AEMFS2371A] do hereby solemnly declare, undertake and state as under:

- 1. That the owners of this land are "BISWAJIT MAJUNDAR, ASHISH KUMAR DANDAPAT AND SANJAY BANGAL". We, "SHREE SAI INFRASTRUCTURE DEVELOPMENT" as a Developer/Promoter 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.
- 3. That the time period within which the project shall be completed by me /promoter is 22/04/2028
- 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the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.



3 0 APR 2025

ANAMIKA SWARNAKAR ADVOCATE ADVOCASAT JUDGES' COURT, BARASAT

I Promotor

- 9. That I/Promoter have /has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- That I/promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as SHREE SAI INFRASTRUCTURE DEVELOPMENT the case may be, on Verification any grounds.

Deponent

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..............day of, 2025



ANAMIKA SWARNAKAR ADVOCATE JUDGES' COURT, BARASAT

Notary Public Barasat, 24 Pgs.(N) REGN No. 1/02

HIS DOCUMENT CONTAINED TOP PAGES AND CH NOTARY CLERK

30 ar R 2025