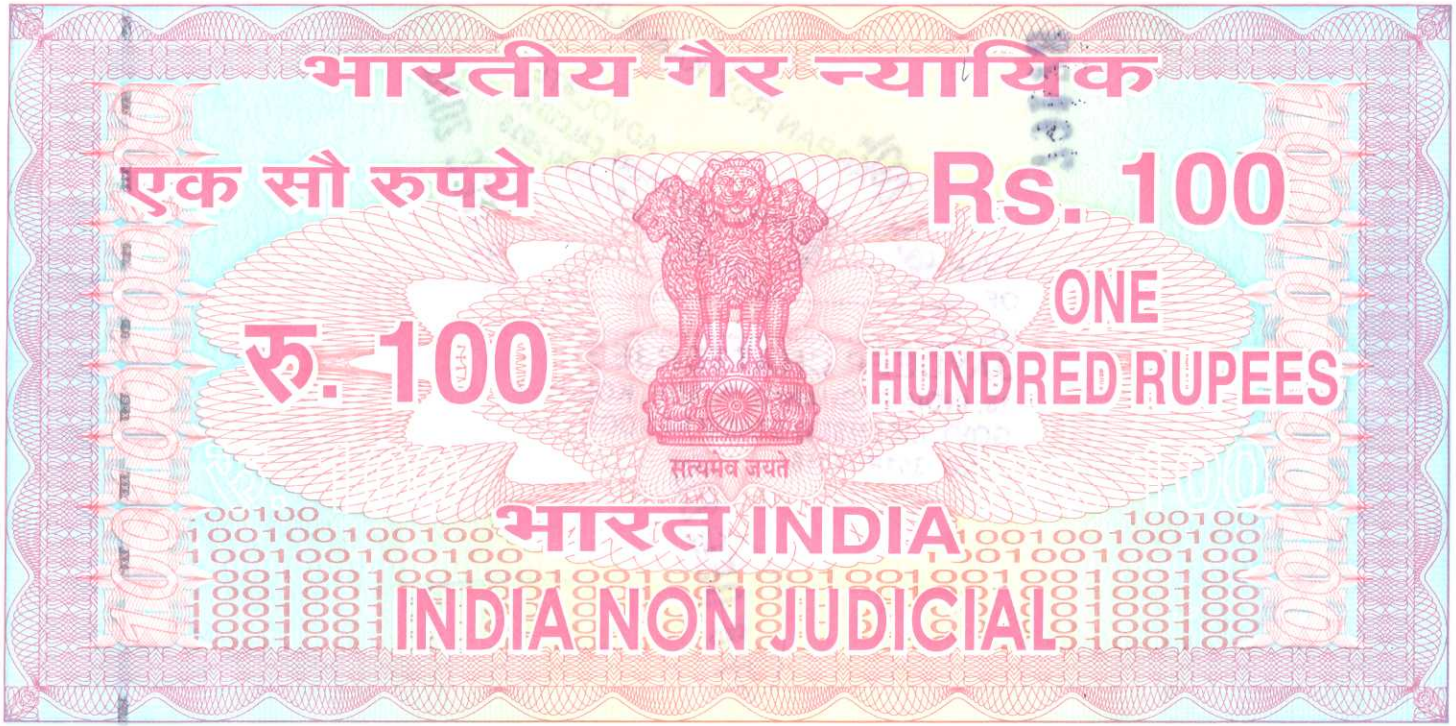


No. 29/ Date 16/01/2025.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AV 023901

BEFORE THE NOTARY
ALIPORE POLICE COURT
KOLKATA-700027



BEFORE THE NOTARY PUBLIC AT ALIPORE

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Arhant M. Agarwal being representative for the promoter namely "MIRANIA REALTY LLP" of the proposed project namely "MIRANIA EVARA" vide its authorization dated 16/01/2025.

I, Arhant M. Agarwal S/o Bishan M. Agarwal aged 55 years R/o 36/1b, Lala Lajpat Rai Sarani, Kolkata-700020, Police Station-Bhawanipore, Post Office-L.R. Sarani duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:




79178

18 DEC 2024 ARPAN ROY KANJILAL
ADVOCATE
STATE HIGH COURT, CALCUTTA
ENROLLMENT NO. F/1863/2013

SOLD.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
NO. 351RS2016

18 DEC 2024

18 DEC 2024

- 
1. That Campaign Properties LLP and others have a legal title to the land on which the development of the project is to be carried out. And a legally valid authentication of the 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.
 3. That the time period within which the project shall be completed by promoter is **31st March, 2029**.
 4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
 8. That promoter shall take all the pending approvals on time, from the competent authorities.
 9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
 10. That 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.

Identified by me

ARPAN ROY KANJILAL

Arpan Roy Kanjilal

ADVOCATE

HIGH COURT, CALCUTTA

ENROLLMENT No. F/1863/2013




Deponent

MIRANIA REALTY LLP

Mirania

Partner

Solemnly Affirmed and Declared before me
on Identification at Alipore Police Court
Kolkata-700 027. Under Notaries Act, 1952 at
..... A.M./P.M.


(S.M. Kayum)
Notary, Govt. of India
Regn. No.-17831 of 2019

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 16th day of January, 2025.

Identified by me

ARPAN ROY KANJILAL

Arpan Roy Kanjilal

ADVOCATE

HIGH COURT, CALCUTTA

ENROLLMENT No. F/1863/2013

Deponent

MIRANIA REALTY LLP

Arpan

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(S.M. Kayum)
Notary, Govt. of India
Regn. No.-17831 of 2019

16 JAN 2025