

Serial No.....1007..... 11 JUN 2025



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

Affidavit cum Declaration

BASUNDHARA DEVELOPERS
Muktar Mia
PARTNER

10AC 595576
Signed in my presence
& Identified by me
Advocate

Affidavit cum Declaration of Muktar Mia(PAN : AEKPM7987G), by faith Muslim, by Occupation, Business, resident of— 31, Shib Sankar Sarani, Baburbag Paschim Para, P.O.- Rajbati, P.S.- Burdwan, District :- Purba Bardhaman, Pin code :- 713104 (W.B.) India.

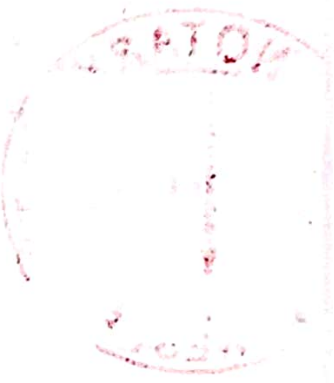
Promoter of the proposed project / duly authorized by the Promoter of the proposed project, vide its/his/their authorization dated 07/11/2023

I Muktar Mia, Designation-Partner of BASUNDHARA DEVELOPERS (PAN-ABCFB2038E) a partnership firm, having its Authorised Promoter of the proposed project "MIRA APARTMENT" , do hereby solemnly declare , undertake and state as under :-

Asstt. Cr. Chowdhury
Notary, Govt. of W. Bengal
Regd. No.-3/1988
Ganumari Road, Bardhaman
Purba Bardhaman

11 JUN 2025

Sl. No. 3593 Date 11/6/25
Name Basundhara Developer
Address Burdwan
Value of Stamp 14
Date of Purchase from Burdwan Treasury-1 28 MAY 2025
Stamp Vendor - JOYANTA DAS
Sadar Registry Office (Burdwan)
Licence No.-6/2010-11
Signature



JOYANTA DAS
Stamp Vendor
Burdwan

BASUNDHARA DEVELOPERS

Mukta Ma

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 the proposed Project "**MIRA APARTMENT**" is to be carried out

AND

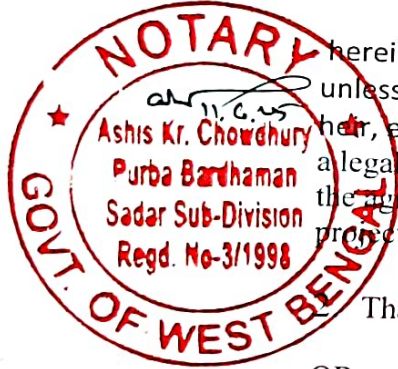
Ratan Kumar Saha, (Pan-EZOPS2897J), & Swapan Kumar Saha (DGFPS5271F) both are S/O/ Late Bankim Chandra Saha, by National – Indian ,by Faith Hindu , by Occupation - Business, resident of Boronilpur Bardhaman, P.O.- Sripally, P.S. - Burdwan , District - Purba Burdwan , Pin - 713103 (W.B.) India.

Pradip Dey (PAN- ESSPD3668B) ,

Pabitra Kumar Dey (PAN- DNYPD5680M), both are S/O Late kartick Chandra Dey &

Hasirani Dey (PAN-ESSPD3666R) , W/O Late kartick Chandra Dey,
by National – Indian ,by Faith Hindu , by Occupation - Business, resident of Boronilpur Uttarpara Bardhaman, P.O.- Sripally, P.S. - Burdwan , District - Purba Burdwan , Pin - 713103 (W.B.) India.

Sujit Biswas (PAN- AYDPB2970N), S/O Utpal Kanti Biswas ,by National – Indian ,by Faith Hindu , by Occupation - Business, resident of Boronilpur Nutanpara Bardhaman, P.O.- Sripally, P.S. - Burdwan , District - Purba Burdwan., Pin - 713103 (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.

That the said land is free from all encumbrances.

OR

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 **30-12-2025**.

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

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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.

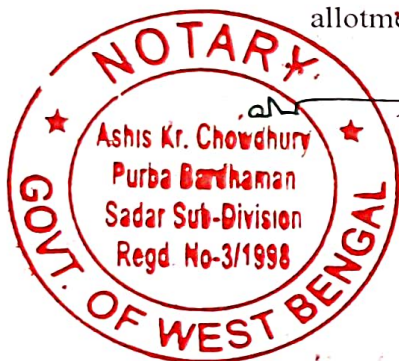
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

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.



BASUNDHARA DEVELOPERS

Mukhtar Mia

Deponent
PARTNER

Signed in my presence
& Identified by me

Advocate

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

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Verified by me at Burdwan on this _____ day of _____ 2025

SIGNATURE OF THE EXECUTANT (S)
ATTESTED ON IDENTIFICATION

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

11 JUN 2025

BASUNDHARA DEVELOPERS

Mukhtar Mia

Deponent
PARTNER

Signed in my presence
& Identified by me

Sk. Md. Samiullah
B.A. LL.B Advocate
En No -WB/794/2010

Advocate