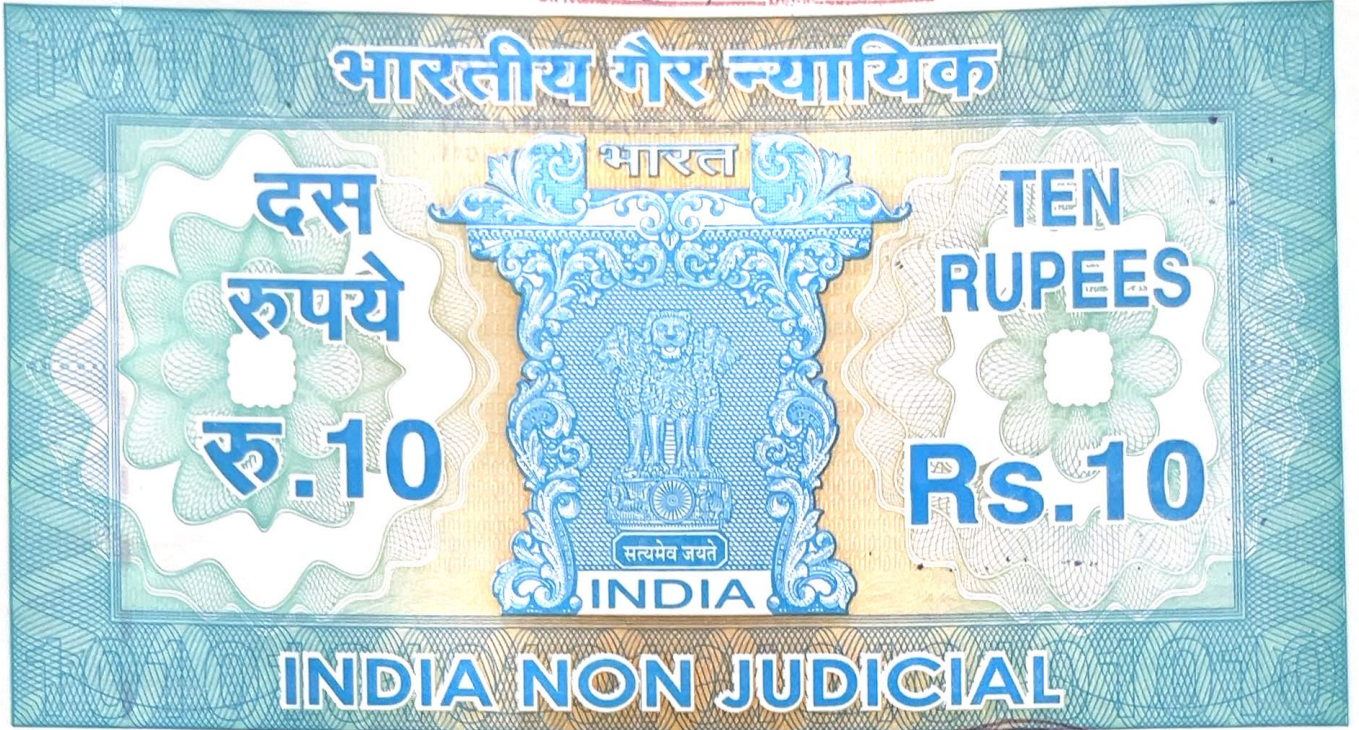
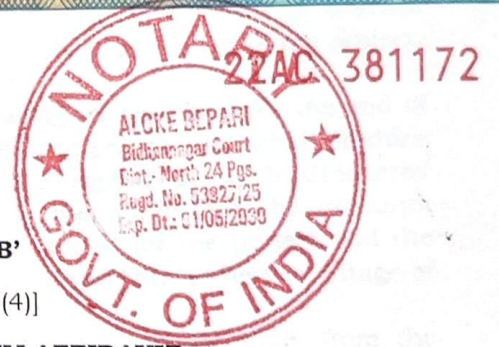


Sl. No. 13364 Dated 22.04.26



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST - NORTH 24 PARGANAS



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of Promoter of the proposed project named "PARAN APARTMENT", developed by, **MIHIR GHOSH [PAN. AKMPG0060E] [AADHAAR. 5587 5405 4023] [VOTER ID. GGC4090320] [D.O.B- 01.09.1977] [MOBILE- 9231688073].**

1. I, **MIHIR GHOSH [PAN. AKMPG0060E] [AADHAAR. 5587 5405 4023] [VOTER ID. GGC4090320] [D.O.B- 01.09.1977] [MOBILE- 9231688073]**, Son Of Late Haran Chandra Ghosh, residing at EC- 3 GHOSHPARA, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District- North 24-Parganas, West Bengal, India, Developer/Promoter of the proposed project named 'PARAN APARTMENT', do hereby solemnly declare, undertake and state as under:

22 APR 2026

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.

26572

NO. 10 OF 18.02.2026

Stamp Vendor
BARISAT COURT
North 24 Parganas.

Stamp Vendor-Abhijit Raha
BARISAT TREASURY

Date of Challan
Challan Amount Rs.

29 JAN 2026

154000/-



2. That the owner of this land is **RAJLAXMI SEN. I MIHIR GHOSH [PAN. AKMPG0060E] [AADHAAR. 5587 5405 4023] [VOTER ID. GGC4090320] [D.O.B- 01.09.1977] [MOBILE- 9231688073]**, as a **Developer/Promoter** with an authenticated copy of the agreement between one of the owners and promoter for development of the real estate project is enclosed herewith.
3. That the said land is free from all encumbrances.
4. That the period within which the project shall be completed by us /promoter is **30.10.2030**.
5. 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.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the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.
8. 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.
9. That I/promoter shall take all the pending approvals on time, from the competent authorities.
10. That I/Promoter have /has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. 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.

MIHIR GHOSH

Mihir Ghosh Deponent

Verification **Proprietor**

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 thisday of, 2026

Solemnly affirmed and declared
before me u/s
139 CPC and u/s 333BNSS 2023

Jebi
ALOKE BEPARI
NOTARY
Regd. No. 53927/25
GOVT. OF INDIA

22 APR 2026

Anamika Swarnakar
ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/918/2011.

