



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

31AA 464398



Before the Notary Public
Govt of India



FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **MR. BIKASH MONDAL** [PAN NO. AIJPM7198J] [AADHAR NO. 8875 8893 2256], son of Sri. Sarat Kumar Mondal, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at BJ-402, Salt Lake City, Sector-II, P.O.- Sech Bhaban, P.S.- Bidhannagar East, Kolkata- 700091, in the District of North- 24Parganas, West Bengal, one of the Partners of "NIRMAN REALTY" and being one of the promoters of the proposed project.

Cont...P-2

06 APR 2023

24/62

23 MAR 2023

23 MAR 2023

NO..... ₹ 20/- Date.....

Name : SUBHRO KANTI ROY CHOWDHURY
Advocate

Address : High Court Calcutta

Vendor :
Allpore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kd-27

23 MAR 2023

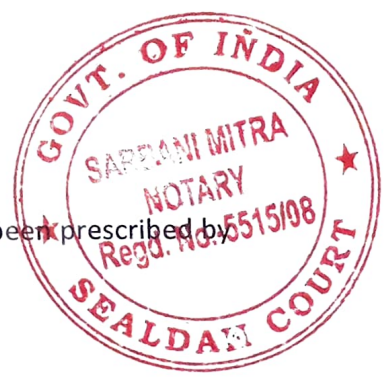


I, **MR. BIKASH MONDAL**, one of the Partners of "NIRMAN REALTY" and being one of the promoters of the proposed project do hereby solemnly declare, undertake and state as under:



1. That **MRS. PRAMILA JANA, MR. PARTHA JANA, MRS. MOUSUMI CHAKRABORTY, MR. PRAITOSH GAIN, MRS. TANUJA JANA, MR. UTTAM JANA, MRS. RIYA MAITY, MS. RITUPARNA JANA, "NIRMAN REALTY"**, have a legal title to the land on which the development of the proposed project is to be carried out
AND
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.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the promoters is 31.03.2026.
4. That seventy per cent of the amounts realised by the promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoters 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 the promoters shall take all the pending approvals on time, from the competent authorities.

06 APR 2023



9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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.

NIRMAN REALTY
Sarban Mitra
Partner

Deponent

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata, on this 06th day of **April, 2023**.

NIRMAN REALTY
Sarban Mitra
Partner

Deponent
Identified by me

Subho Kanti Roy Chowdhury

Advocate

SUBHRO KANTI ROY CHOWDHURY
Advocate
High Court Calcutta

Solemnly Affirmed &
Declared Before Me
On Identification By.....

Sarban Mitra
SARBANI MITRA
NOTARY
Regd. No. - 5515/08

06 APR 2023