

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

90AB 311380

BEFORE THE NOTARY PUBLIC  
AT ALIPORE, KOLKATA-27



TO WHOMSOEVER IT MAY CONCERN

I, Mr. SAJAL DAS, proprietor of M/S NIRMAN UDYOG, the developer of the Proposed project, a Sole Proprietorship Firm having principal place of business at 20, Nivedita Sarani, Kolkata 700078 do hereby solemnly declare, undertake and state as under:

1. That the agreement for sale/Builder buyer agreement of our project "Manoranjan" is in accordance to Annexure A of the West Bengal Real Estate (Regulation & Development) Rules, 2021
2. That none of terms and conditions of the Agreement to sale presented by us Violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & West Bengal Real Estate (Regulation & Development) Rules, 2021.
3. That if any provision in Agreement For sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 & West Bengal Real Estate (Regulation & development) Rules, 2021 in that case provisions of Act & Rules shall prevail in those cases.
4. That if any contradiction arises in the future the deponent will be Responsible for it.



*Sajal Das*

SAJAL DAS  
Promoter

Signature (S) Attested  
On Identification

BIPLAB SARDAR, NOTARY  
Regd. No. 06/2016  
Govt. of W. Bengal

IDENTIFIED BY ME

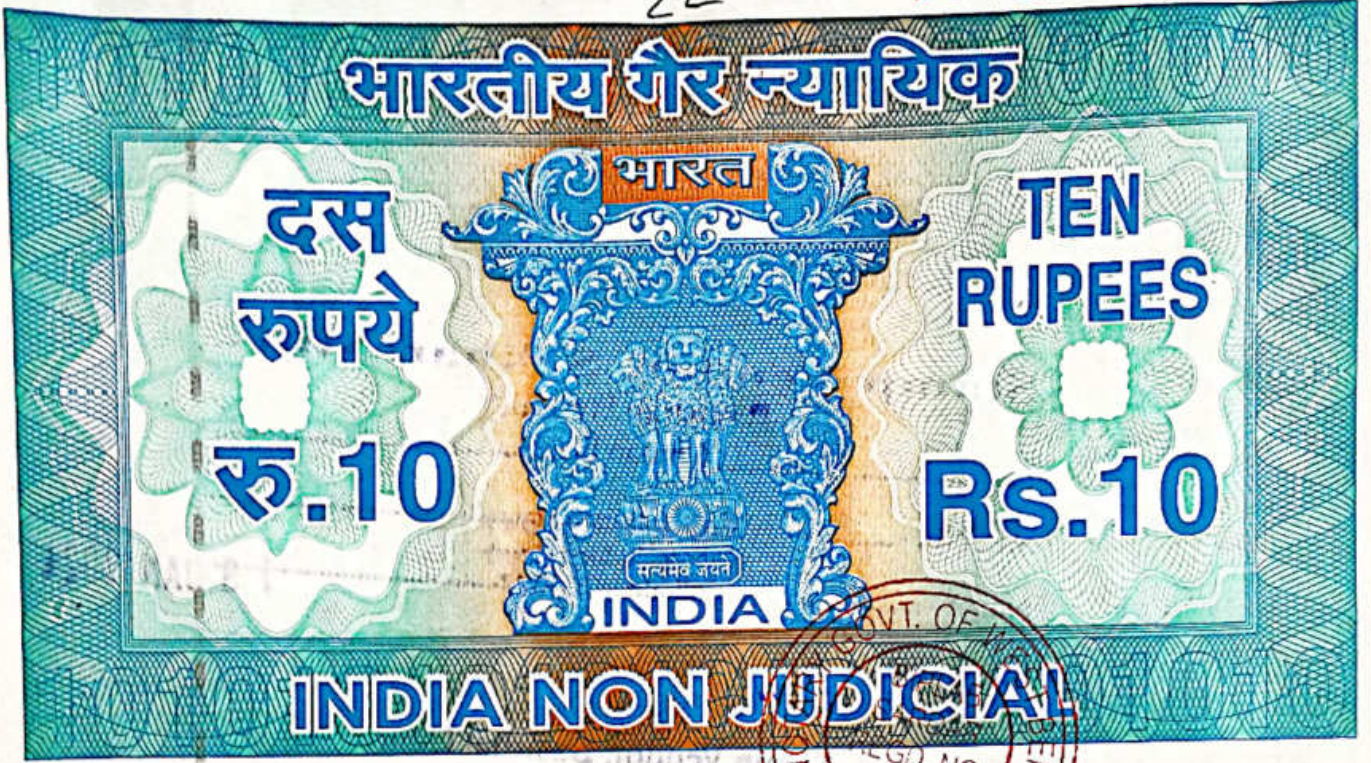
ABAKUMAR MUKHERJEE  
Advocate  
Alipore Criminal Court  
Kolkata-700 027  
Enrl. No. WB/2037/1999

*[Signature]*  
Advocate

23 FEB 2024

Sl. No. .... 22 ..... Date.

23 FEB 2024



পশ্চিমবঙ্গ পাবনা

বঙ্গাল WEST BENGAL

90AB 311379

BEFORE THE NOTARY PUBLIC  
AT ALIPORE, KOLKATA-27

AFFIDAVIT-CUM-DECLARATION

I, Mr. SAJAL DAS, proprietor of M/S NIRMAN UDYOG, the developer of the Proposed project, a Sole Proprietorship Firm having principal place of business at 20, Nivedita Sarani, Kolkata 700078 do hereby solemnly declare, undertake and state as under:

1. That our project "Manoranjan", is situated at Premises No-161, Kalikapur Road, Ward No. 104, Borrough XI, PS. Survey Park, Dist. South 24 Pargana, Kolkata 700078.
2. That the developer will abide by the provisions contained in Section 17 of Real Estate (Regulation & Development) Act, 2016 read with clause (n) of Section 2 relating to 'Common Area'. In case any contradiction arises in the future the deponent will be responsible for it.



Sajal Das  
Deponent

VERIFICATION

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

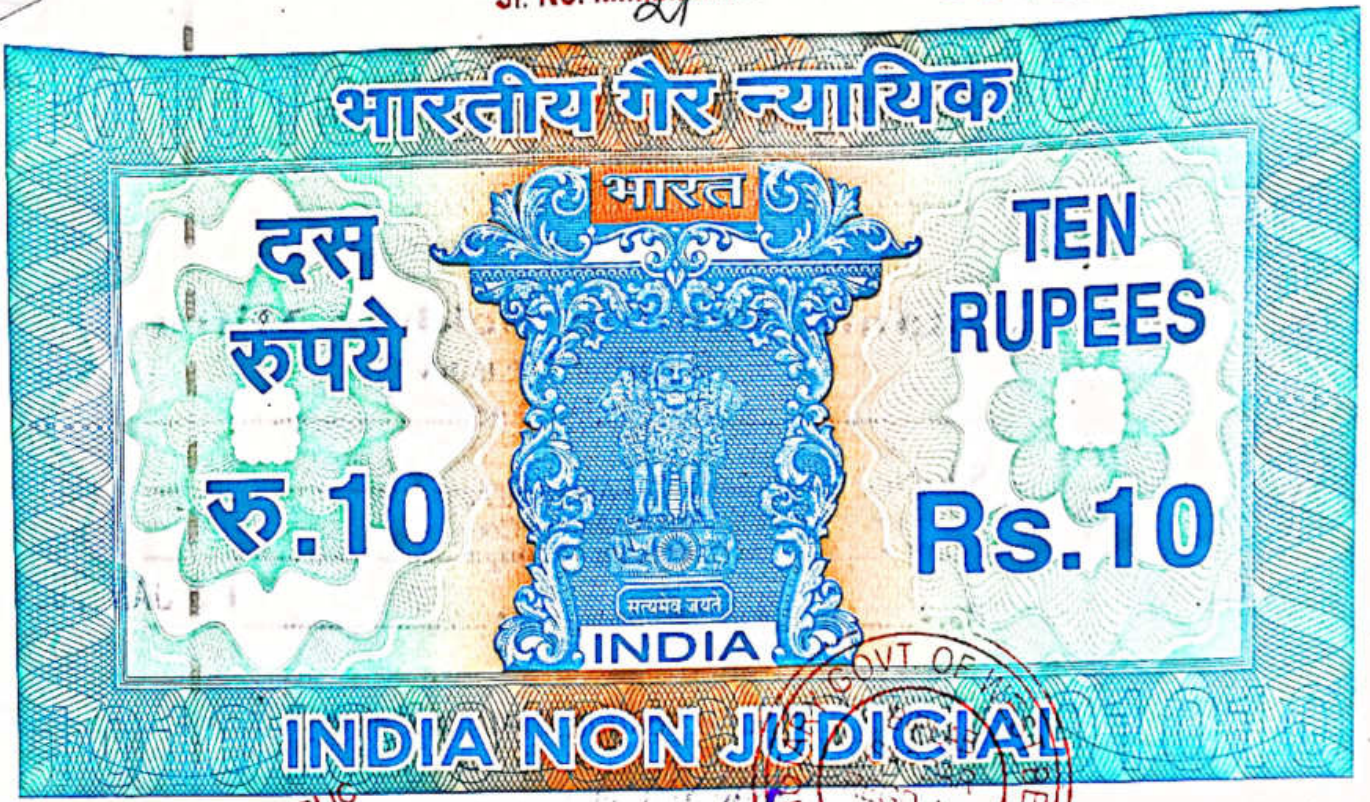
Solemnly Affirmed & Declared  
before me on Identification

BIPLAB SARDAR,  
NOTARY  
Regd. No 06/2016  
Govt. Of W. Bengal

Sajal Das  
Deponent

IDENTIFIED BY ME  
BAKUMAR MUKHERJEE  
Advocate  
Alipore Criminal Court  
Kolkata-700 027  
Enrl. No. WB/2037/1999

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पश्चिम बंगाल  
BEFORE THE NOTARY PUBLIC  
AT ALIPORE, KOLKATA

पश्चिम बंगाल WEST BENGAL

FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. SAJAL DAS promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated \_\_\_\_\_;

1. SAJAL DAS promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1] That I / promoter have / has a legal title to the land on which the development of the project is proposed OR

Sri. Sajal Das have/has 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.

OR

That details of encumbrances \_\_\_\_\_ 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 31<sup>st</sup> December, 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 construction and the land cost and shall be used only for that purpose.



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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.

  
Deponent

#### 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 9<sup>th</sup> day of February, 2023.


  
Deponent



Solemnly Affirmed & Declared  
before me on Identification

  
BIPLAB SARDAR,  
NOTARY  
Regd. No 06/2016  
Govt. Of W. Bengal

IDENTIFIED BY ME

  
Advocate

NABAKUMAR MUKHERJEE  
Advocate  
Alipore Criminal Court  
Kolkata-700 027  
Enrl. No. WB/2037/1990

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