

# NIRMAN UDYOG

20 Nivedita Sarani, Kolkata 700078  
Contact Details: +91-96746 68215

## Reply to resubmission remarks:

1. Balance sheet is not audited at sl no.2

As per the provisions in force for the time being of the Income Tax Act, there was no mandate to get the accounts audited as the same did not exceed the threshold limit mentioned in the Act itself. Hence the accounts has not been audited.

2. ITR (2022-23) is illegible.

Legible copy of ITR of AY 2022-23 is attached herewith (Page no 2)

3. NOC for AAI is not uploaded at sl no.4

Since the project is not in the vicinity of any airport, provisions related to NOC from Airport Authority of India is not applicable for the project.

4. Location map is not complete at sl no 5

Proper Location Map is attached herewith (Page No 3)

5. Commercial carpet area is not specified in declaration at sl no.7

Revised declaration with clear mention of commercial area attached herewith (Page No. 4)

6. Proposed facilities at sl no 9 and parking are type at sl no 11 are not provided

Revised declaration regarding the same is attached herewith (Page No. 5)

7. Original copies of 3 Notarized Affidavits are not uploaded at sl no 14

Copy of Notarised Affidavits attached herewith (Page No 6 onwards)

8. Self photograph is not given.

Photo Provided.



NIRMAN UDYOG  
Proprietor

Registration Number: 875891790281222

Date of filing: 28-Dec-2022

**INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT**

Assessment Year

Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified]  
(Please see Rule 12 of the Income-tax Rules, 1962)

2022-23

PAN ADSPD6868J

Name SAJAL DAS

Address 24, NIVEDITA SARANI, GARFA, KOLKATA, 32-West Bengal, 91-INDIA, 700078

Status Individual

Form Number

ITR-3

Filed u/s 139(4)-Belated

e-Filing Acknowledgement Number 875891790281222

Current Year business loss, if any	1	0
Total Income		14,49,430
Book Profit under MAT, where applicable	2	0
Adjusted Total Income under AMT, where applicable	3	14,49,430
Net tax payable	4	2,54,622
Interest and Fee Payable	5	16,310
Total tax, interest and Fee payable	6	2,70,932
Taxes Paid	7	2,75,000
(+) Tax Payable / (-) Refundable (6-7)	8	(-) 4,070
Accreted Income as per section 115TD	9	0
Additional Tax payable u/s 115TD	10	0
Interest payable u/s 115TE	11	0
Additional Tax and interest payable	12	0
Tax and interest paid	13	0
(+) Tax Payable / (-) Refundable (12-13)	14	0

Income Tax Return submitted electronically on 28-Dec-2022 16:35:03 from IP address 115.187.50.200 and verified by SAJAL DAS having PAN ADSPD6868J on 09-Jan-2023 using Electronic Verification Code 7FBEF2J86I generated through Aadhaar OTP mode.

System Generated

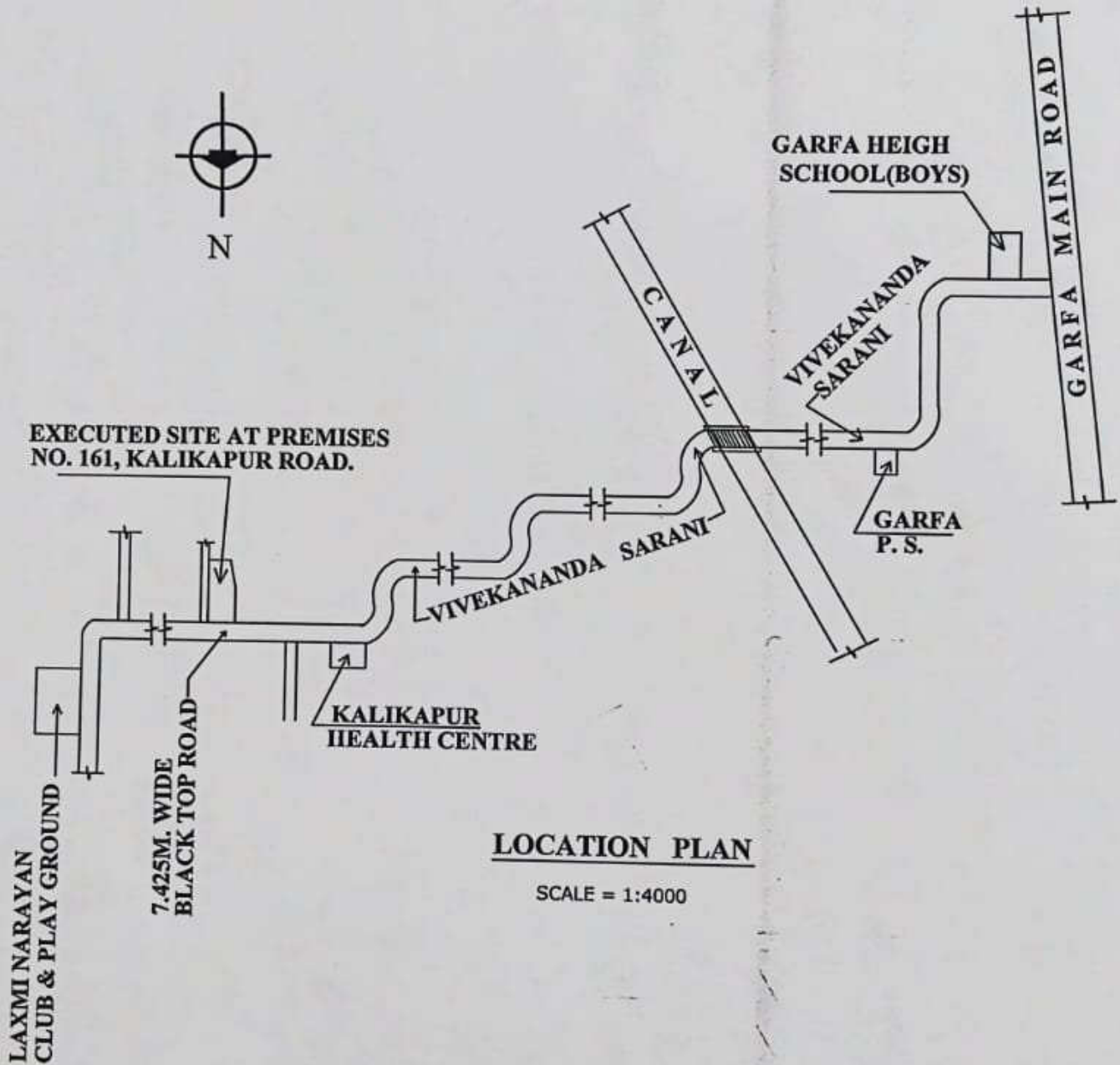
Barcode/QR code



ADSPD6868J03875891790281222b979175957c40eab5ba571ab8588e19f0aa7c608

**DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU**

LOCATION PLAN AT K.M.C. PREMISES. NO.-161, KALIKAPUR ROAD  
WARD NO.-104. BOROUGH-XI. P S.- SURVEY PARK. KOLKATA-700078



LOCATION PLAN

SCALE = 1:4000

LATITUDE & LONGITUDE OF  
THE PROPOSED PLOT

LATITUDE :- 22° 28' 59" N

LONGITUDE :- 88° 22' 56" E

NIRMAN UDYOG

*Sgt. Dan.*  
Proprietor

# NIRMAN UDYOG

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1. **The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any:**

Floor	Flat Type	No. of Such Flat	Carpet Area (in Sq. Mtr.)	Balcony (in Sq. Mtr.)
Ground	Shop	2	33.208 SQM	-
	Garage	4	12.5 SQM Each	-
1st	3BHK	1	69.955 SQM	4.057 SQM
	2BHK	1	49.555 SQM	2.935 SQM
2nd	3BHK	1	69.955 SQM	4.057 SQM
	2BHK	1	49.555 SQM	2.935 SQM
3rd	3BHK	1	69.955 SQM	4.057 SQM
	2BHK	1	49.555 SQM	2.935 SQM
4th	4BHK	1	119.855 SQM	6.992 SQM
TOTAL		7	478.385 SQM	27.968 SQM

2. TOTAL CARPET AREA .....**511**..... Sq. Mtr.....

**Residential** Carpet Area: 478.385 SQM

**Commercial** Carpet Area: 33 SQM

3. Total BUILT UP AREA.....**739**.....Sq. Mtr.....

**Residential** Builtup Area: 702 SQM

**Commercial** Builtup Area: 37 SQM

4. **The number and areas of garage for sale in the project:**

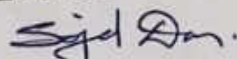
Number of Garage : 0 Area : 0

5. **The number of parking areas available in the real estate project:**

Parking areas available: 4 covered parking area; 50 Sq. Mtr

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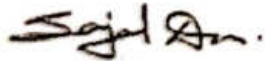
Date: 02/02/2024

To  
The secretary  
RERA, West Bengal  
Kolkata

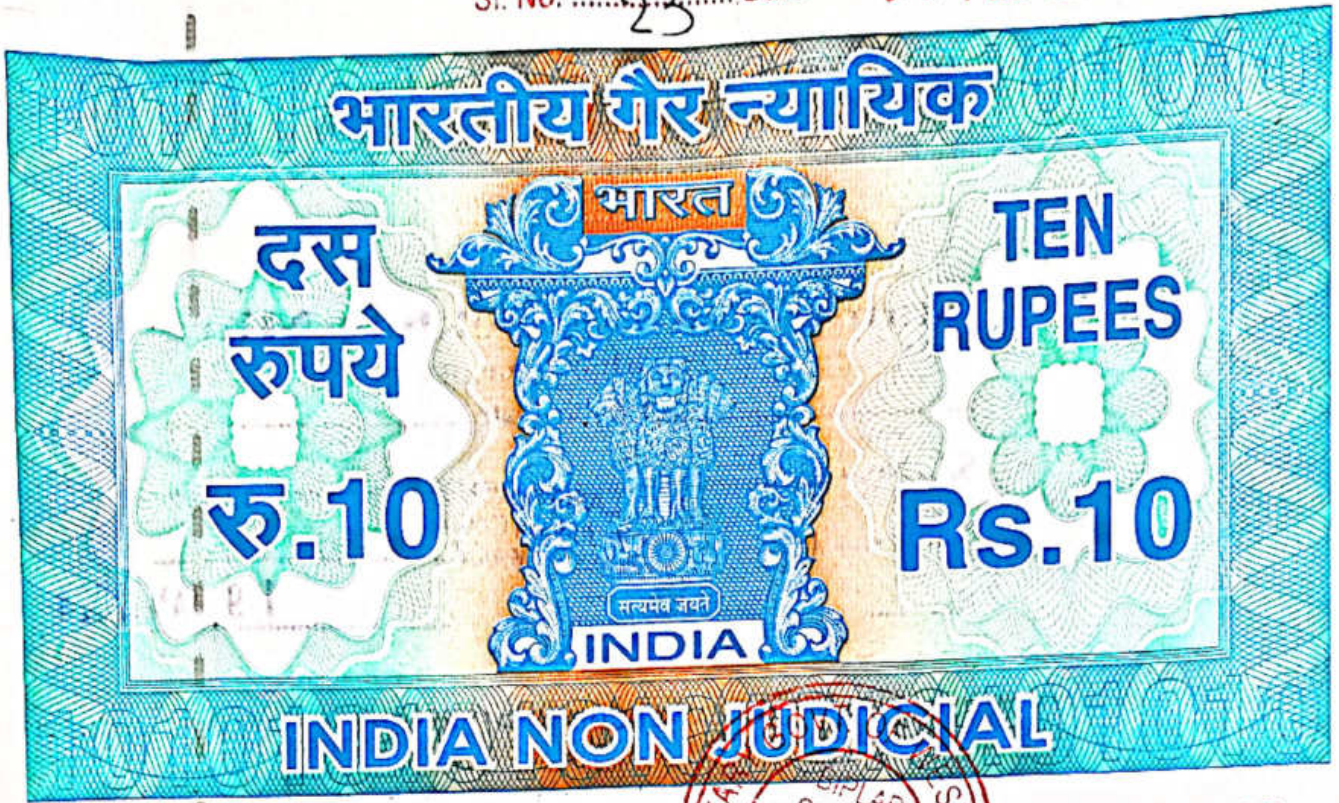
Sir,

In the project "Manoranjan" the plan of development works to be executed and the proposed facilities to be provided thereof are stated below.

1. Fire Fighting: 3400 Ltr. Capacity underground water reservoir and 600 GAL Overhead Water Tank, Means of Escape & all strategic location of the building as recommended by the engineer and as per approved plan provided in the core of the building.
2. Drinking Water facility: Drinking water connection is there in the project premises itself.
3. Emergency Evacuation Services: Emergency evacuation services to be provided in the core of the building as per approved plan.
4. And other facilities and amenities of the project which are provided: NA



NIRMAN UDYOG  
Proprietor



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.



Signature (S) Attested  
On Identification

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

*Sajal Das*

SAJAL DAS  
Promoter

IDENTIFIED BY ME

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

*Abakumar Mukherjee*  
Advocate

23 FEB 2024



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পাবনা জেলা পূর্ব 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.

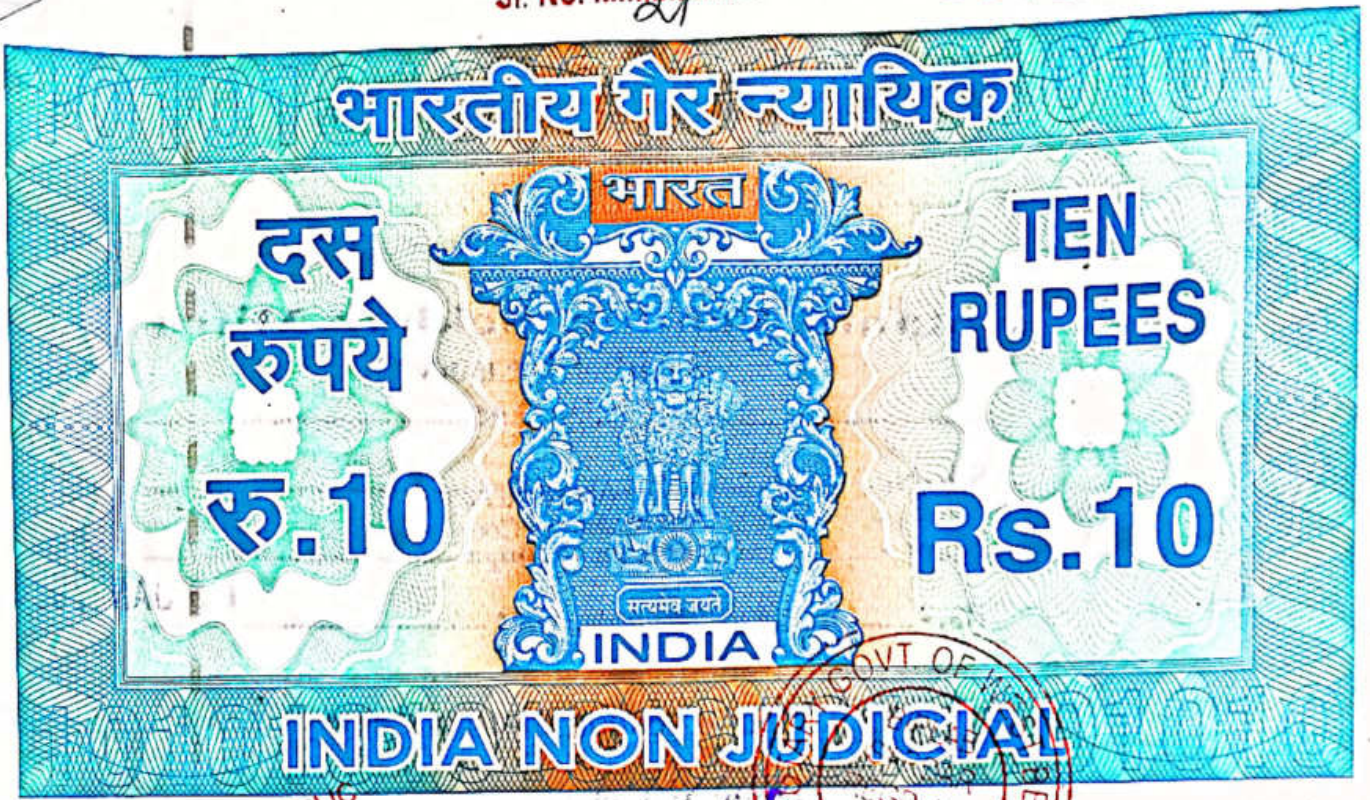
Solemnly Affirmed & Declared  
before me on Identification

*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

23 FEB 2024



पश्चिम बंगाल  
BEFORE THE NOTARY PUBLIC  
AT ALIPORE, KOLKATA

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

23 FEB 2024