

M/32/2024/11

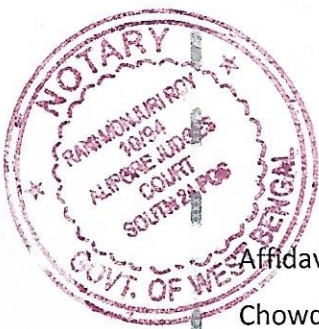


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



33AA 642612

Before the Notary of  
Alipore Judges Court,  
Calcutta-27



**FORM 'B'**

**Affidavit cum Declaration**

Affidavit cum Declaration of **SRI. ALOK CHOUDHURI**, son of Late Anil Kumar Chowdhury, by faith – Hindu, by occupation – Business, residing at 42, Hospital Link Road, Eastern Park, Santoshpur, Police Station – Survey Park, Kolkata– 700075, being one of the partners of “NIRMAN” and one of the promoters of the proposed project.

Cont...P-2

27 FEB 2024

526 No

₹ 20/-

Date 05 FEB 2024

05 FEB 2024

Name : ..... SUBHRO KANTI ROY CHOWDHURY  
Advocate

High Court Calcutta

Address : .....

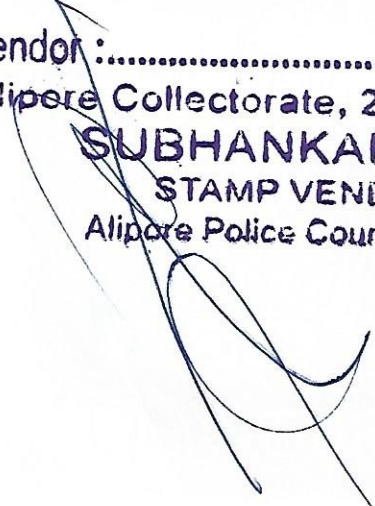
Vendor : .....

Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KO-27



05 FEB 2024



I, **SRI. ALOK CHOUDHURI**, one of the partners of "NIRMAN" and being one of the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **SMT. DEVI CHOUDHURI, SRI TAPAS KHAN, and SMT. SAMPA BASU**, 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 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. 10. 2024.

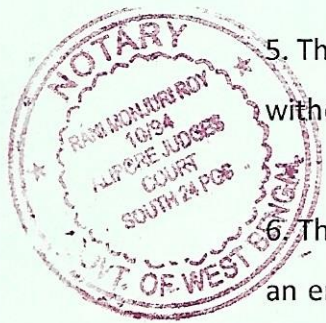
4. That seventy per cent of the amounts realised by the promoters for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.



27 FEB 2024

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**  
*APR Chandini*  
**Partner**

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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 27th day of Feb, 2024.

**RANI MONJURI ROY**  
NOTARY  
Room No.-17 (POND SIDE)  
Alipore Judges Court,  
Kolkata-700 027  
Regd. No.-10/94

**NIRMAN**  
*APR Chandini*  
**Partner**

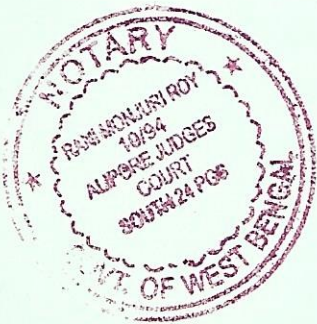
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Deponent

Identified by me

*Subhro Kanti Roy Chowdhury*

Advocate

**SUBHRO KANTI ROY CHOWDHURY**  
Advocate  
High Court Calcutta



Signature (s) Executant (s)  
attested on identification  
at Alipore Judges Court,  
Cal-700027. under Notaris  
Act. 1952

*Rani Monjuri Roy* 27.2.24

**RANI MONJURI ROY**  
Notary, Govt. of West Bengal  
Regd. No.-10/94

27 FEB 2024