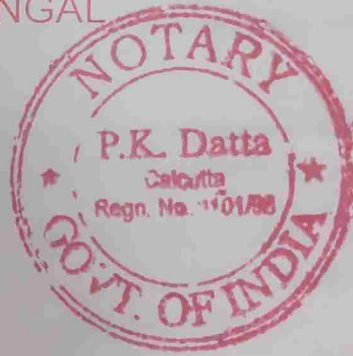




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

77AB 969133



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

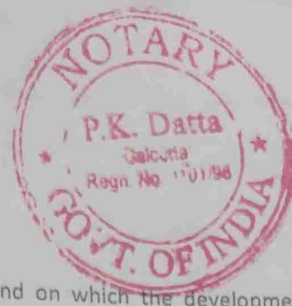
Affidavit cum Declaration of Mr. Aayush Tekriwal promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its authorization dated 01.03.2021

I, Mr. Aayush Tekriwal promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

P. K. Datta  
Notary  
Regn. No. 1101/98  
C.M.M.'s Court  
7 & 3, Barikshali Street  
Calcutta - 700 001

Nirmala Developers  
Aayush Tekriwal.  
Partner

13 MAY 2023



1. That I /promoter 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 me /promoter is 31<sup>st</sup> December, 2024.

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 to 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 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.

#### 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 11<sup>th</sup> May on this 11<sup>th</sup> May day of 2023, Kolkata.

**P. K. Datta**  
Notary  
Regn. No. 1101/88  
C.M.M.'s Court  
2 & 3, Bankanil Street  
Calcutta - 700 015

Solemnly affirmed &  
Declared before me on  
affidavit of advocate

*[Signature]*  
P.K. DATTA  
Notary

11 MAY 2023

**Nirmala Developers**  
*Aayush Termini*  
Partner

DEPONENT