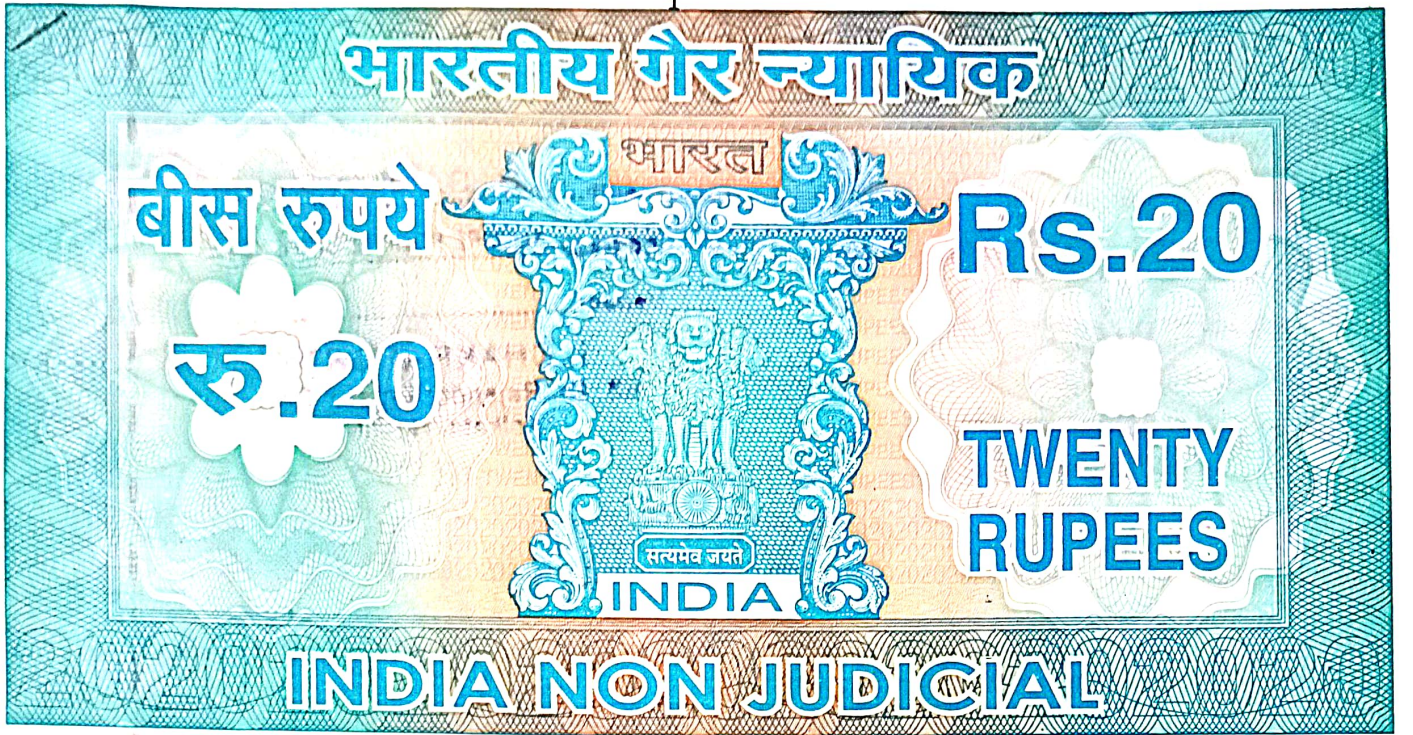


Serial No. A/.....145...../2024.....



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

36AA 106859

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT



BEFORE THE NOTARY PUBLIC ALIPORE, KOLKATA-700027

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 NIRMAN CONSTRUCTION, a Partnership Firm having its office at V-26/63, Vivekananda Park, P.O. Garia, P.S. Bansdrone, Kolkata-700084, being represented by its partners namely (1) SRI SANDIP KUNDU, son of Sri Samir Kundu, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at L-41, Kamdahari, Bose Para, P.O. Garia, P.S. Bansdrone, Kolkata-700084, (2) SRI. SANJAY SARKAR, son of Late Subal Sarkar, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-24/14, Vivekananda Park, Kamdahari, P.O. Garia, P.S. Bansdrone, Kolkata-700084, (3) SRI. TUHIN PAUL, son of Late Arabinda Paul, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-23/15, Kamdahari, Gostatala, P.O. Garia, P.S. Bansdrone, Kolkata-700084 and (4) SRI. AYAN PODDAR, son of Sri Amal Poddar, by



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faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-26/63, Vivekananda Park, P.O. Garia, P.S. Bansdrani, Kolkata-700084, Promoter of the proposed Project/ duly authorized by the promoter of the proposed project, vide its authorization dated _____

NIRMAN CONSTRUCTION, a Partnership Firm having its office at V-26/63, Vivekananda Park, P.O. Garia, P.S. Bansdrani, Kolkata-700084, being represented by its partners namely (1) **SRI SANDIP KUNDU**, son of Sri Samir Kundu, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at L-41, Kamdahari, Bose Para, P.O. Garia, P.S. Bansdrani, Kolkata-700084, (2) **SRI. SANJAY SARKAR**, son of Late Subal Sarkar, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-24/14, Vivekananda Park, Kamdahari, P.O. Garia, P.S. Bansdrani, Kolkata-700084, (3) **SRI. TUHIN PAUL**, son of Late Arabinda Paul, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-23/15, Kamdahari, Gostatala, P.O. Garia, P.S. Bansdrani, Kolkata-700084 and (4) **SRI. AYAN PODDAR**, son of Sri Amal Poddar, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at V-26/63, Vivekananda Park, P.O. Garia, P.S. Bansdrani, Kolkata-700084, 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, the Land owners namely 1. **SRI SUBRATA ROUTH RAY @ SRI SUBRATA ROUTH ROY**, son of Sri Subhas Chandra Routh Roy, by faith - Hindu, by occupation- Business , by Nationality - Indian, residing at A/3 Rabindra Pally, P.O. - Brahmapur, P.S. - Bansdrani , Kolkata - 700096, District:-South 24-Parganas, 2. **SMT. APARNA SENGUPTA**, wife of Late RamchandraSengupta, by faith Hindu, by nationality Indian, by occupation Housewife, 3. **SRI RAKESH SENGUPTA**, son of Late Ramchandra Sengupta, by faith Hindu, by nationality Indian, by occupation Service and 4. **SMT SUBHRA SENGUPTA**, daughter of Late Ramchandra Sengupta, by faith Hindu, by nationality Indian, by occupation Housewife, Landowner No.2 to Landowner No.4 are residing at A-2, Rabindra Pally, P.O. Brahmapur, P.S. Bansdrani, Kolkata-700096, Dist- South 24 Parganas, have a legal title to the land i.e. "NIRMAN VII" situated at Premises No. 116, Rabindra Pally, Post Office Brahmapur, Police Station previously Regent Park now Bansdrani, Kolkata-700096, Ward No.111, Borough XI, Assessee No. 31-111-18-0116-6, District South 24 Parganas, on which the Development of the 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/ promoter for development of the real estate project is enclosed herewith.

2. That, the said land is free from all encumbrances.

OR

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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 15.12.2026.

4. That, seventy per cent of the amounts realized 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 schedule 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 the 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, we / 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, we / Promoter shall take all the pending approvals on time from the competent authorities.

9. That, we / Promoter have/has furnished such other documents as have been prescribed by the rule and regulations made under the Act.

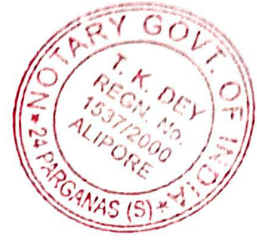
10. That, we / Promoter shall not discriminate against any allottee at the time of allotment of any apartment, flat or building, as the case may be, on any grounds.

NIRMAN CONSTRUCTION

Sandip Kund
Jayraj Jaykar
Tejinder Singh

Partner
DEPONENT

13 AUG 2024



Verification

I, the Deponent above, DO HEREBY VERIFY THE CONTENTS OF MY ABOVE Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 12th day of August, 2024..

NIRMAN CONSTRUCTION

Sanku Kundu
Sanjay Sarkar
Tech in char
Ayan Palda

Partner
DEPONENT

Identified by me

[Signature]
Advocate



**Solemnly Affirmed & Declared
before me on identification**

T. K. DEY, Notary
Alipore Judges'/Police Court, Cal-27
Reg. No. 1537/2000, Govt. of India

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