

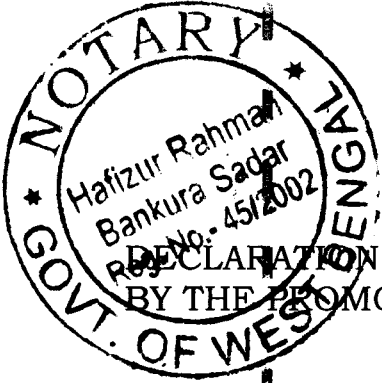


पश्चिम बंगाल WEST BENGAL

74AB 391831

BEFORE THE NOTARY
OF BANKURA DISTRICT
BANKURA COURT

For,
NIRMAYAK BUILDERS PVT. LTD.
Manabendra Sengupta



FORM 'B'
[See rule 3(2)]

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 Mrs. Chandrani Sengupta, (PAN:BDVPS4020H), W/O Sri Sourav Sengupta, age about 49 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at Arabinda Nagar, Ramkrishna Pally, Bankura, PIN-722101, West Bengal, Director of the Company "Nirmayak Builders Private Limited" of the proposed project "Panchajanya Apartment" situated at Plot No.- 391, Panchajanya Road, Near Karmatirtha, P.O.- Kenduadihi, P.S. & Dist. Bankura, Gram Panchayati Gram Panchayat, Pin Code: - 722102 duly authorized by the promoters of the proposed project, vide its/his/their authorization dated 09/09/2024;

HAFIZUR RAHMAN
NOTARY PUBLIC
GOVT. OF WEST BENGAL
Regd. No. 45/2002
BANKURA COURT
P.O. & DIST. BANKURA

06 SEP 2024

ক্রমিক নং- ২০৪১

১৪/০৯/২০২৪

ইং তাং- ১৪/০৯/২০২৪

নাম- *শ্রী ব্রজেন কুমার*

বাসস্থান- *১০২/১*

থানা- *১০২/১*

স্বাক্ষর- *শ্রী ব্রজেন কুমার*

শ্রী ব্রজেন কুমার মুখার্জী

বাকুড়া সদর পঞ্চায়ত চেয়ার

BAKURGA ADVOCATES
WELFARE SOCIETY
08 SEP 2024
Reg. No.-SIR009397 of
2019-2020

I, Chandrani Sengupta, Director of the promoter **Nirmayak Builders Private Limited**, a Private Limited Company incorporated under companies Act, 2013 having its registered office at Chandmaridanga Behind Kali Mandir, Bankura, P.S. Bankura, District: Bankura, Pin code: 722101, West Bengal having CIN No.: U45309WB2016PTC217676 & PAN No.: AAFCN3721P, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

1. (a) **Mr. Soma Samanta** [PAN No: BHLPS4968J] wife of Dr. Nikhil Kumar Samanta, by Faith Hindu, by Nationality Indian, by Occupation- Self-employed, residing at 324, Ranbindra Sarani, P.O. & P.S.- Bankura, District: Bankura, PIN-722101, West Bengal, (b) **Mr. Prasant Kumar Pal** (PAN No- AF CPP0460L) son of Basanta Kumar Pal, by Faith Hindu, by Nationality Indian, by Occupation- Retired employee, residing at Ilakundi Road, P.O. & P.S.- Bankura, District: Bankura, PIN- 722102, West Bengal, 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.

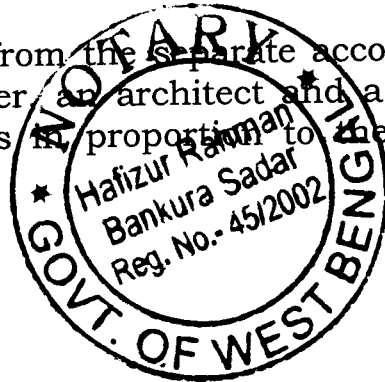
3. That the time period within which the project shall be completed by us/promoter is 31/12/2028.

4. That seventy percent of the amounts realised by us/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 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.

HAFIZUR RAHMAN
NOTARY
GOVT. OF W.B.
Regd. No.- 45/2002
BANKURA COURT
P.O. & DIST.- BANKURA



For,
NIRMAYAK BUILDERS PVT. LTD.

Chandrani Sengupta
Director

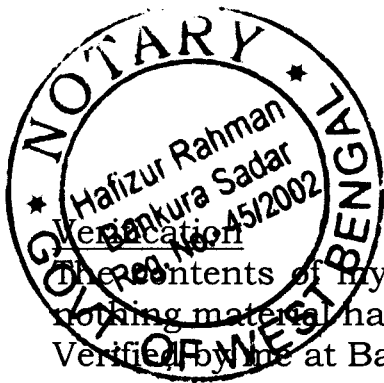
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7. That, we / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized 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 rules and regulations made under the Act.

10. That, we / 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.



For,
NIRMAYAK BUILDERS PVT. LTD.

Shambhaji Sanyal
Director

Deponent

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 Bankura on this day of 6th September, 2024

For,
NIRMAYAK BUILDERS PVT. LTD.

Shambhaji Sanyal
Director

Deponent

Hafizur Rahman
HAFIZUR RAHMAN
NOTARY
GOVT. OF W.B.
Regd. No. 45/2002
BANKURA COURT
P.O. & DIST. BANKURA

06 SEP 2024

Identified by
Swapan Kumar Banerjee
Swapan Kumar Banerjee
Advocate
District Judge's Court, Bankura
E.N. No.-W.B. 911/84