

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

74AB 178234

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 48 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at Arabinda Nagar, Ramkrishna Pally, Bankura(m), Bankura, PIN-722101, West Bengal, Director of the promoter (Nirmayak Builders Private Limited) of the proposed project “**NISCHINDIPUR**” (**BLOCK-I**) situated at L.R. Plot No. 233, L.R. Khatian No-1796, J.L. No.- 229 of Mouza- Junbedia, PO, P.S. & Dist. Bankura, Junbedia Gram Panchyat under Bankura Zilla Parishad, Pin Code: 722155 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20/07/2023;

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, Pincode: 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:

Affirm before Notary
Sub-Division of Bankura Sadar
Bankura

Solemnly affirmed
& declared before me
on Identification.

DIPAK PAL
Notary
Govt. of West Bengal
Sub-Division of Bankura Sadar
Regd. No.-186/2022
Expire date-21/03/2028

20 JUL 2023

1. **Smt. Chandrani Sengupta** [PAN No- BDVPS4020H] by faith Hindu, by nationality Indian, by Profession Business, resident of Arabindanagar, By-Pass more Bankura , PIN-722101 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 03/11/2024

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.

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.



20 JUL 2023

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.
Ashwini Sen Gupta
Director

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 Bankura on this 20th day of July, 2023

For,
NIRMAYAK BUILDERS PVT. LTD.
Ashwini Sen Gupta
Director

Deponent

Dipak Pal
20.7.23

DIPAK PAL
Notary
Govt. of West Bengal
Sub-Division of Bankura Sadar
Regd. No.-186/2022
Expire date-21/03/2028



Identified by
Soumen Ghosh
Soumen Ghosh
Advocate
Dist. Judge's Court, Bankura
20/7/23

20 JUL 2023