

SL. NO. 215



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

47AB 118325



FORM 'A'

[See rule 3 (2)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr./ Ms. **NIRMAN CONSTRUCTION** (PAN: **AANFN0856E**) a partnership firm having its registered office at Srinagar Main Road, Post Office- Panchasayar, Police Station - Sonarpur, District South 24-Parganas, Kolkata -700 094, represented by its partners



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(1) **SWAPAN KUMAR DAS (PAN: ADTPD1804F)** son of Bharat Chandra Das, by faith Hindu, by Nationality – Indian, by occupation- Business, residing at 1649, Chakgaria, P.O. Panchasayar, P.S. Sonarpur, Kolkata – 700 094, (2) **PALASH BARAN BISWAS (PAN: AJQPB0295D)** son of Pronay Ranjan Biswas, by faith Hindu, by Nationality – Indian, by occupation- Business, residing at Dhalua Paschim Para, P.O. Panchpota, P.S. Sonarpur, Kolkata – 700 152, (3) **SIDDHARTHA SANKAR DASROY (PAN: CRNPD5234K)** son of Amar Dasroy, by faith Hindu, by Nationality – Indian, by occupation- Business, residing at Srinagar Purba Para, P.O. Panchasayar, P.S. Sonarpur, Kolkata – 700 094 and (4) **PRABIR KUMAR DEB (PAN: AGPPD6142B)** son of Bhupesh Chandra Deb, by faith Hindu, by Nationality – Indian, by occupation- Business, residing at Srinagar Purba Para, P.O. Panchasayar, P.S. Sonarpur, Kolkata – 700 094, Promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide its/his/her/their authorized dated 29.08.2018 by virtue of the development power of attorney, being Deed No. 05056 for the year 2018 at ADSR Garia.

We, (1) **SWAPAN KUMAR DAS (PAN: ADTPD1804F)** son of Bharat Chandra Das, by faith Hindu, by Nationality – Indian, by occupation- Business, residing at 1649, Chakgaria, P.O. Panchasayar, P.S. Sonarpur, Kolkata – 700 094, (2) **PALASH BARAN BISWAS (PAN: AJQPB0295D)** son of Pronay Ranjan Biswas, by faith Hindu, by Nationality – Indian, by occupation- Business, residing at Dhalua Paschim Para, P.O. Panchpota, P.S. Sonarpur, Kolkata – 700 152, (3) **SIDDHARTHA SANKAR DASROY (PAN: CRNPD5234K)** son of Amar Dasroy, by faith Hindu, by Nationality – Indian, by occupation- Business, residing at Srinagar Purba Para, P.O. Panchasayar, P.S. Sonarpur, Kolkata – 700 094 and (4) **PRABIR KUMAR DEB (PAN: AGPPD6142B)** son of Bhupesh Chandra Deb, by faith Hindu, by Nationality – Indian, by occupation- Business, residing at Srinagar Purba Para, P.O. Panchasayar, P.S. Sonarpur, Kolkata – 700 094 partners of **NIRMAN CONSTRUCTION**, promoter of the proposed project/ duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



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1. That We / promoter have / has a legal title to the land on which the development of the project is proposed

OR

We have/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.

OR

That details of encumbrances of the said plot of land, being Holding No. 20, Srinagar, Kolkata- 700094, 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 24 months from this day.

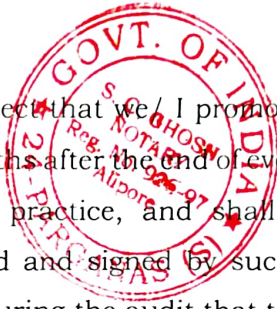
4. That seventy percent of the amounts realised by me/ promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.

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.



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percentage of completion of the project that we/ 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.



7. That We/ I promoter shall take all the pending approvals on time, from the competent authorities.

8. That We/ I promoter have/ has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That We/ 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.

NIRMAN CONSTRUCTION
Swapam K. Das
Prabir Kumar Deb Partner

NIRMAN CONSTRUCTION
Palash Baran Kirwar
Siddhartha Sankar Dasgupta Partner



Deponent

Verification

Signature Attested on Identification

S. C. GHOSH, Notary
Alipore Police Court, Kol-27
Reg. No. 925/97, Govt. West Bengal

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 On this ... 28.15
day of ... September 2020.

NIRMAN CONSTRUCTION
Swapam K. Das
Prabir Kumar Deb Partner

NIRMAN CONSTRUCTION
Palash Baran Kirwar
Siddhartha Sankar Dasgupta Partner

Deponent

Identified by
Subendu Kumar Hazra
Advocate
High Court Calcutta. 28 SEP 2020