

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

52AB 518072

22 FEB 2021

BEFORE NOTARY PUBLIC

FORM 'A'

[See rule 3(2) of West Bengal Housing Industry Regulation Rules, 2018]

**AFFIDAVIT CUM DECLARATION**

1. Affidavit cum Declaration of M/s. **NIRMAN PROPERTIES (PAN-AAQFN4518)** (herein after referred to as 'the Partnership Firm') a Partnership Firm under Indian Partnership Act 1932(Act IX of 1932) promoter of the on-going project named "CHOUDHURY PARK ENCLAVE" lying and situated at Premise No-10, Kumud Ghosal Road, Mouza- Aridaha-Kanarhati, J. L. No. -01, Dag No-LR-6603,6612,6545,6543,6544,6613, Kahitan No-LR-9764,9763,8216,9766,9767,9765, Holding No-567.00, Touzi No-173, Ward No-15, within the local ambit of Kamarhati Municipality, Police Station - Belghoria, Kolkata-700056, in the District of North 24-Pargans, West Bengal. INDIA.



NIRMAN PROPERTIES  
*S. K. Hendy*  
Partners

17033

18 FEB 2021

No. .... Date..... Rs. 6

Name.....

Address.....

P.S. ....

Dist. ....

Name of Treasury :- Barrackpore

Name of Vendor :- RANA SUR

Date of Purchase.....

Total Amount.....

Signature of Vendor.....

A.K. Saha  
Advocate  
Barrackpore Court

10 FEB 2021

FORM 'A'

Form 'A' of West Bengal Housing Industry Regulation Act, 1957

DECLARATION

The undersigned hereby declares that the property of Mr. NIKHILAN PROPERTIES (Pvt.) Ltd. (PAN-24007-5181) situated at 192/2A, 192/2B, 192/2C, 192/2D, 192/2E, 192/2F, 192/2G, 192/2H, 192/2I, 192/2J, 192/2K, 192/2L, 192/2M, 192/2N, 192/2O, 192/2P, 192/2Q, 192/2R, 192/2S, 192/2T, 192/2U, 192/2V, 192/2W, 192/2X, 192/2Y, 192/2Z, 192/2AA, 192/2AB, 192/2AC, 192/2AD, 192/2AE, 192/2AF, 192/2AG, 192/2AH, 192/2AI, 192/2AJ, 192/2AK, 192/2AL, 192/2AM, 192/2AN, 192/2AO, 192/2AP, 192/2AQ, 192/2AR, 192/2AS, 192/2AT, 192/2AU, 192/2AV, 192/2AW, 192/2AX, 192/2AY, 192/2AZ, 192/2BA, 192/2BB, 192/2BC, 192/2BD, 192/2BE, 192/2BF, 192/2BG, 192/2BH, 192/2BI, 192/2BJ, 192/2BK, 192/2BL, 192/2BM, 192/2BN, 192/2BO, 192/2BP, 192/2BQ, 192/2BR, 192/2BS, 192/2BT, 192/2BU, 192/2BV, 192/2BW, 192/2BX, 192/2BY, 192/2BZ, 192/2CA, 192/2CB, 192/2CC, 192/2CD, 192/2CE, 192/2CF, 192/2CG, 192/2CH, 192/2CI, 192/2CJ, 192/2CK, 192/2CL, 192/2CM, 192/2CN, 192/2CO, 192/2CP, 192/2CQ, 192/2CR, 192/2CS, 192/2CT, 192/2CU, 192/2CV, 192/2CW, 192/2CX, 192/2CY, 192/2CZ, 192/2DA, 192/2DB, 192/2DC, 192/2DD, 192/2DE, 192/2DF, 192/2DG, 192/2DH, 192/2DI, 192/2DJ, 192/2DK, 192/2DL, 192/2DM, 192/2DN, 192/2DO, 192/2DP, 192/2DQ, 192/2DR, 192/2DS, 192/2DT, 192/2DU, 192/2DV, 192/2DW, 192/2DX, 192/2DY, 192/2DZ, 192/2EA, 192/2EB, 192/2EC, 192/2ED, 192/2EE, 192/2EF, 192/2EG, 192/2EH, 192/2EI, 192/2EJ, 192/2EK, 192/2EL, 192/2EM, 192/2EN, 192/2EO, 192/2EP, 192/2EQ, 192/2ER, 192/2ES, 192/2ET, 192/2EU, 192/2EV, 192/2EW, 192/2EX, 192/2EY, 192/2EZ, 192/2FA, 192/2FB, 192/2FC, 192/2FD, 192/2FE, 192/2FF, 192/2FG, 192/2FH, 192/2FI, 192/2FJ, 192/2FK, 192/2FL, 192/2FM, 192/2FN, 192/2FO, 192/2FP, 192/2FQ, 192/2FR, 192/2FS, 192/2FT, 192/2FU, 192/2FV, 192/2FW, 192/2FX, 192/2FY, 192/2FZ, 192/2GA, 192/2GB, 192/2GC, 192/2GD, 192/2GE, 192/2GF, 192/2GG, 192/2GH, 192/2GI, 192/2GJ, 192/2GK, 192/2GL, 192/2GM, 192/2GN, 192/2GO, 192/2GP, 192/2GQ, 192/2GR, 192/2GS, 192/2GT, 192/2GU, 192/2GV, 192/2GW, 192/2GX, 192/2GY, 192/2GZ, 192/2HA, 192/2HB, 192/2HC, 192/2HD, 192/2HE, 192/2HF, 192/2HG, 192/2HH, 192/2HI, 192/2HJ, 192/2HK, 192/2HL, 192/2HM, 192/2HN, 192/2HO, 192/2HP, 192/2HQ, 192/2HR, 192/2HS, 192/2HT, 192/2HU, 192/2HV, 192/2HW, 192/2HX, 192/2HY, 192/2HZ, 192/2IA, 192/2IB, 192/2IC, 192/2ID, 192/2IE, 192/2IF, 192/2IG, 192/2IH, 192/2II, 192/2IJ, 192/2IK, 192/2IL, 192/2IM, 192/2IN, 192/2IO, 192/2IP, 192/2IQ, 192/2IR, 192/2IS, 192/2IT, 192/2IU, 192/2IV, 192/2IW, 192/2IX, 192/2IY, 192/2IZ, 192/2JA, 192/2JB, 192/2JC, 192/2JD, 192/2JE, 192/2JF, 192/2JG, 192/2JH, 192/2JI, 192/2JJ, 192/2JK, 192/2JL, 192/2JM, 192/2JN, 192/2JO, 192/2JP, 192/2JQ, 192/2JR, 192/2JS, 192/2JT, 192/2JU, 192/2JV, 192/2JW, 192/2JX, 192/2JY, 192/2JZ, 192/2KA, 192/2KB, 192/2KC, 192/2KD, 192/2KE, 192/2KF, 192/2KG, 192/2KH, 192/2KI, 192/2KJ, 192/2KK, 192/2KL, 192/2KM, 192/2KN, 192/2KO, 192/2KP, 192/2KQ, 192/2KR, 192/2KS, 192/2KT, 192/2KU, 192/2KV, 192/2KW, 192/2KX, 192/2KY, 192/2KZ, 192/2LA, 192/2LB, 192/2LC, 192/2LD, 192/2LE, 192/2LF, 192/2LG, 192/2LH, 192/2LI, 192/2LJ, 192/2LK, 192/2LL, 192/2LM, 192/2LN, 192/2LO, 192/2LP, 192/2LQ, 192/2LR, 192/2LS, 192/2LT, 192/2LU, 192/2LV, 192/2LW, 192/2LX, 192/2LY, 192/2LZ, 192/2MA, 192/2MB, 192/2MC, 192/2MD, 192/2ME, 192/2MF, 192/2MG, 192/2MH, 192/2MI, 192/2MJ, 192/2MK, 192/2ML, 192/2MN, 192/2MO, 192/2MP, 192/2MQ, 192/2MR, 192/2MS, 192/2MT, 192/2MU, 192/2MV, 192/2MW, 192/2MX, 192/2MY, 192/2MZ, 192/2NA, 192/2NB, 192/2NC, 192/2ND, 192/2NE, 192/2NF, 192/2NG, 192/2NH, 192/2NI, 192/2NJ, 192/2NK, 192/2NL, 192/2NM, 192/2NN, 192/2NO, 192/2NP, 192/2NQ, 192/2NR, 192/2NS, 192/2NT, 192/2NU, 192/2NV, 192/2NW, 192/2NX, 192/2NY, 192/2NZ, 192/2OA, 192/2OB, 192/2OC, 192/2OD, 192/2OE, 192/2OF, 192/2OG, 192/2OH, 192/2OI, 192/2OJ, 192/2OK, 192/2OL, 192/2OM, 192/2ON, 192/2OO, 192/2OP, 192/2OQ, 192/2OR, 192/2OS, 192/2OT, 192/2OU, 192/2OV, 192/2OW, 192/2OX, 192/2OY, 192/2OZ, 192/2PA, 192/2PB, 192/2PC, 192/2PD, 192/2PE, 192/2PF, 192/2PG, 192/2PH, 192/2PI, 192/2PJ, 192/2PK, 192/2PL, 192/2PM, 192/2PN, 192/2PO, 192/2PP, 192/2PQ, 192/2PR, 192/2PS, 192/2PT, 192/2PU, 192/2PV, 192/2PW, 192/2PX, 192/2PY, 192/2PZ, 192/2QA, 192/2QB, 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192/2YQ, 192/2YR, 192/2YS, 192/2YT, 192/2YU, 192/2YV, 192/2YW, 192/2YX, 192/2YY, 192/2YZ, 192/2ZA, 192/2ZB, 192/2ZC, 192/2ZD, 192/2ZE, 192/2ZF, 192/2ZG, 192/2ZH, 192/2ZI, 192/2ZJ, 192/2ZK, 192/2ZL, 192/2ZM, 192/2ZN, 192/2ZO, 192/2ZP, 192/2ZQ, 192/2ZR, 192/2ZS, 192/2ZT, 192/2ZU, 192/2ZV, 192/2ZW, 192/2ZX, 192/2ZY, 192/2ZZ



**M/s. NIRMAN PROPERTIES** (represented by its one of the Partner Shri Biswarup Chakraborty) promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

2. That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a Joint Development agreement with **M/s. NIRMAN PROPERTIES** represented by its one of the partners Shri Biswarup Chakraborty .

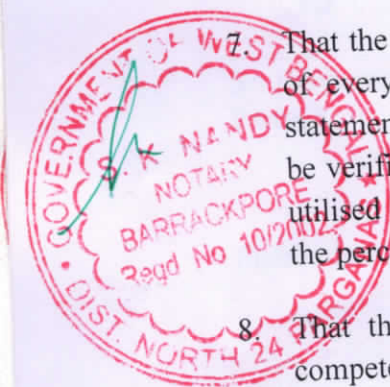
*AND*

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owners and the Partnership Firm for development of the real estate project are enclosed herewith.

3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by the Partnership Firm within the date of 22<sup>nd</sup> March of 2025
5. That seventy per cent of the amounts realised by the Partnership Firm for the real estate project from the allottees (per proforma agreement for sale), from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
6. 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.
7. 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.

That the Partnership Firm 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 the Partnership Firm shall take all the pending approvals on time, from the competent authorities.
9. That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Partnership Firm shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



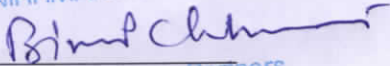
NIRMAN PROPERTIES

*Biswarup Chakraborty*

I, Sri Biswarup Chakraborty , son of Late Sunil Kumar Chakraborty, by Nationality Indian, by Occupation Business, residing at Plot No-4,4 M M Feeder Road, ,P.S +P.O-Belghoria, Kolkata, in the District of North 24-Parganas, WB-700056, solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

For, **M/s. NIRMAN PROPERTIES**

NIRMAN PROPERTIES



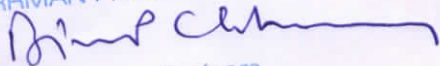
Sri Biswarup Chakraborty  
Partner

### 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 Kolkata on this 22<sup>nd</sup> day of February, 2021, Kolkata

NIRMAN PROPERTIES




Partners

Sri Biswarup Chakraborty  
Partner

Solemnly affirmed before me on this 22<sup>nd</sup> day of February, 2021, Kolkata.



ATTESSED  
  
NOTARY  
S. K. Nandy  
Rega. No.- 10/2002

(NOTARY)

22 FEB 2021