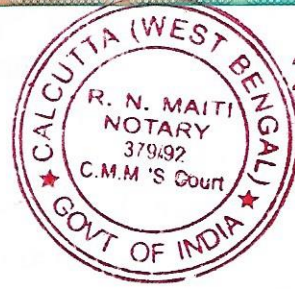




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



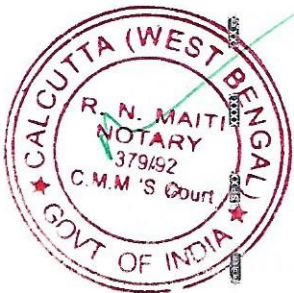
25AA 903033

Affidavit cum Declaration

Affidavit cum Declaration of NIRMAN (hereinafter referred to as Partnership Firm) a Partnership Firm promoter of the ongoing project at Premises No. 267, Becharam Chatterjee Road, Ward No. 128, Boro No. XIV, Police Station – Parnasree, Kolkata- 700 061, Dist. : 24-Parganas (South), under The Kolkata Municipal Corporation.

M/s. NIRMAN (represented by its Partner Mr. Tushar Kanti Sen), promoter of the on-going project, do hereby solemnly declare undertake and state as under.

Contd...2...



For NIRMAN
Tushar Kanti Sen
Partner

10_6 FEB 2020

Sold To.....
Name.....
Address.....
Rs.....
5 FEB 2020
C.M.M.'s Court,
2, Bankshall Street, Kol-1

157404

NIR man

22 R.N.M. Rd

Kol-1

~~ABANISH KUMAR DAS~~
Govt. License Stamp Vendor
C. M. M.'S Court
2, Bankshall Street, Kol - 1

//2//

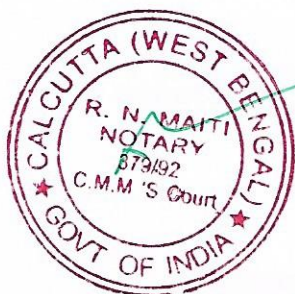
2. That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a Joint Development Agreement with Mr. Mukul Mitra and Mr. Swapan Kanti Mitra S/o. Late Nitilal Mitra

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 30-months from the date of sanction plan approved by K.M.C. i.e. 24.10.2022 ✓
5. That seventy percent of the amounts realized by the Partnership Firm for the real state 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 schedule 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 for 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.
8. 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

Contd....3....



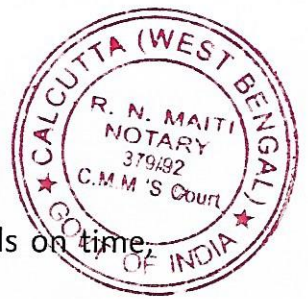
06 FEB 2020

For NIRMAN

Swapan Kanti Mitra

Partner

//3//



9. That the Partnership Firm shall take all the pending approvals on time, from the competent authorities.
10. That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. 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.

I Sri Tushar Kanti Sen, Son of Late Nanigopal Sen, by nationality Indian, by occupation Business, residing at "Ananda Niketan" P.O. : Joka, 58A, Diamond Harbour Road, P.S. Thakurpukur, Kolkata – 700 104, solemnly affirm that the facts stated in Paragraph 1 to 11 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

For NIRMAL

Tushar Kanti Sen

Partner

Sri Tushar Kanti Sen
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 06th.....day of February, 2020.

For NIRMAL

Tushar Kanti Sen

Partner

Sri Tushar Kanti Sen
Partner.

Solemnly affirmed before me on this 06th.....Day of February, 2020

Identified By

[Signature]
Advocate 6/2/2020

R.N. MAITI
Notary
Regd. No. 379/92
3, Bankshal Street
Calcutta-1

(NOTARY)

Solemnly Affirmed
&
Declared before me
on Identification of Advocate

R N MAITI
Notary

06 FEB 2020