

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL



পশ্চিমবঙ্গ সরকার
Durgapur Sub-Division
WEST BENGAL

34AA 878370

Before the Notary
Govt. of West Bengal
Durgapur Sub-Division
Durgapur

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 **BIKRAM HAZRA**, duly authorized by the promoter of the proposed project "BASANTA ENCLAVE", vides his authorization date 4th January 2026.

I, **BIKRAM HAZRA** duly authorized by the promoter of the proposed project "BASANTA ENCLAVE", do hereby solemnly declare, undertake and state as under:

That **NNM INFRA PROJECTS LLP** has a legal right to the land on which the development of the proposed project is proposed.

AND

A legally valid authentication of right of such land owners are Smt. **ANANYA MUKHERJEE**, Sri **APURBA MUKHERJEE** and Sri **SNEHANGSHU MUKHERJEE** along with an authenticated copy of development agreement document No. 230600123 for the year 2026 at ADSR Durgapur and power of attorney document No. 230601406 for the year 2026 at ADSR Durgapur executed between such owner and promoter for development of the real estate project is enclosed herewith.



08 MAR 2026

Monobrata Roy, Notary
Durgapur Sub-Division, W.B.
Regn. No.- 111/2022

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2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is **31/03/2031**.
4. The seventy per cent of the amounts realized by 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 scheduled 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilized for the project and the withdrawal has been compliance with the proportion to the percentage of completion of the project.
8. That I/ promoter shall take all the pending approvals on time, from the competent authority.
9. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulation made under Act.
10. That 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.



NNM INFRA PROJECTS LLP

Sibram Hazra
Partner

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Durgapur on this 8th day of March 2026

NNM INFRA PROJECTS LLP

Sibram Hazra
Partner

Deponent

Monobrata Roy
Monobrata Roy, Notary
Durgapur Sub-Division, W.B.
Regn. No.- 111/2022

08 MAR 2026

Identified by me
Advocate