



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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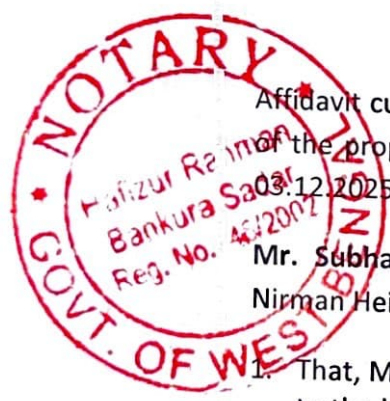
BEFORE THE NOTARY
OF BANKURA DISTRICT
BANKURA COURT

FORM 'B'

[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY
THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration



Affidavit cum Declaration of **MR. SUBHAJIT MAJEE** duly authorized by the promoter of the proposed project "NIRMAN HEIGHTS", vide its/his/their authorization dated 03.12.2025.

Mr. Subhajit Majee duly authorized by the promoter of the proposed project Nirman Heights, do hereby solemnly declare, undertake and state as under:

1. That, Mr. Raja Mukherjee, Mr. Subhajit Majee & Mr. Pinaki Dutt have a legal title to the land on which the development of the proposed project is proposed to be carried out,

AND

HAFIZUR RAHMAN
NOTARY
GOVT. OF WEST BENGAL
Regd. No. - 45/2002
BANKURA COURT
P.O. & DIST. - BANKURA

legally valid authentication of title of such land along with an authenticated copy of agreement between such owner and promoter for development of the real estate project is enclosed herewith.

03 DEC 2025

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नाम..... Sulha ji Majur

বাসস্থান.....

খানা..... ভাণ্ডা.....

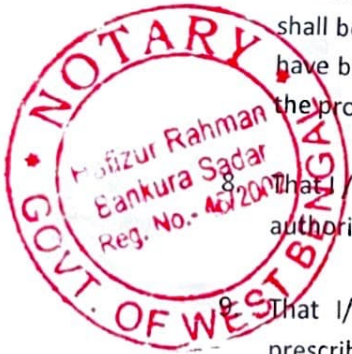
21-61 12 *Stingray*

শ্রীযুক্ত নগরী চান্দ ভট্ট

A circular red ink stamp from the Ministry of Education, Government of India. The text 'MINISTRY OF EDUCATION' is curved along the top inner edge, and 'GOVERNMENT OF INDIA' is curved along the bottom inner edge. In the center, the name 'Hafizul Rahman' is written in a cursive script, with 'Reg. No. 45131' written below it. A blue ink signature is scrawled over the stamp.

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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 me/promoter is 31/10/2027.
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 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 utilised for the project and the withdrawal has been in 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 authorities.
9. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the 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.



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 03rd day of December 2025.

Bankura Nirman Projects Pvt. Ltd.

S. Subjit
Director

Deponent

Identified by me.

Apurba Kumar Goswami
Advocate
District Judges Court, Bankura
Enrolment No. F-60/1585/1051

03 DEC 2025

31/12/25
HAFIZUR RAHMAN
NOTARY
GOVT. OF W.B.
Regd. No. - 45/2007
BANKURA COURT
P.O. & DIST. - BANKURA