



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

11AC 139603

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
3.12.2025.

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 W.B.
Regd. No. 4512002
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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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

31/12/2025
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

HAFIZUR RAHMAN
NOTARY
GOVT. OF WB
Regd. No. - 45112
BANKURA COURT
P.O. & P.S. - BANKURA

Bankura Nirman Projects Pvt. Ltd.

Subrata Kumar Goswami
Director

Deponent

Identified by me.

Apurba Kumar Goswami
Advocate
District Judges Court, Bankura
Enrolment No. F-601/85/1991
Advocate, Bankura

03 DEC 2025