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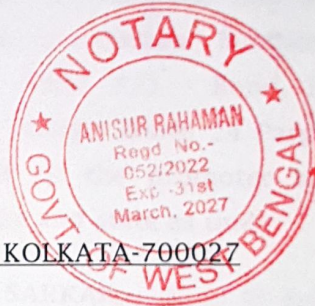
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

24AC 361307

BEFORE THE NOTARY PUBLIC, ALIPORE
GOVERNMENT OF WEST BENGAL



BEFORE THE NOTARY PUBLIC ALIPORE, KOLKATA-700027

FORM-"B"
[See rule 3 (4)]

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 **NIVANJALI CONSTRUCTION**, a partnership firm having its office at Boral Majher Para, Boral, P.O. - Boral, P.S. - Narendrapur previously Sonarpur, Kolkata - 700154, being represented by its partner namely **1. SRI UDAY SARKAR**, son of Late Anath Nath Sarkar, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at Boral Majher Para, Boral, P.O. - Boral, P.S. - Narendrapur previously Sonarpur, Kolkata - 700154, District South 24 Parganas, **2. SMT. SUTAPA DEY**, wife of Sri Soumen Dey, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at Boral Majher Para, Boral, P.O. - Boral, P.S. -

NIVANJALI CONSTRUCTION

Uday Sarkar

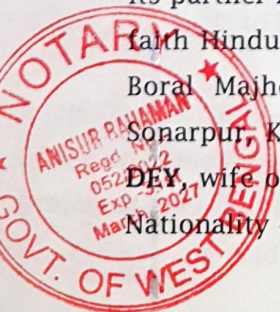
Partner

19 FEB 2026

NIVANJALI CONSTRUCTION

Sutapa Dey

NIVANJALI CONSTRUCTION
Sourav Dey
Partner



290963

Name.....**Sonnath Pat, Advocate**

Address.....**ALIPORE JUDGE COURT, KOL-27**

Vendor.....

I. CHAKRABORTY

**65, Dr. Rajendra Prasad Sarani
Kolkata-700 001**

12 FEB 2026

GOVERNMENT OF WEST BENGAL
SECRETARY TO THE GOVERNMENT
ALIPORE PUBLIC LIBRARY

Narendrapur previously Sonarpur, Kolkata - 700154, District South 24 Parganas and **3. SRI SOUVIK DEY**, son of Sri Soumen Dey, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at Boral Majher Para, Boral, P.O. - Boral, P.S. - Narendrapur previously Sonarpur, Kolkata - 700154, District South 24 Parganas, Promoter of the proposed Project/ duly authorized by the promoter of the proposed project, vide its authorization dated _____

NIVANJALI CONSTRUCTION, a partnership firm having its office at Boral Majher Para, Boral, P.O. - Boral, P.S. - Narendrapur previously Sonarpur, Kolkata - 700154, being represented by its partner namely **1. SRI UDAY SARKAR**, son of Late Anath Nath Sarkar, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at Boral Majher Para, Boral, P.O. - Boral, P.S. - Narendrapur previously Sonarpur, Kolkata - 700154, District South 24 Parganas, **2. SMT. SUTAPA DEY**, wife of Sri Soumen Dey, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at Boral Majher Para, Boral, P.O. - Boral, P.S. - Narendrapur previously Sonarpur, Kolkata - 700154, District South 24 Parganas and **3. SRI SOUVIK DEY**, son of Sri Soumen Dey, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at Boral Majher Para, Boral, P.O. - Boral, P.S. - Narendrapur previously Sonarpur, Kolkata - 700154, District South 24 Parganas, Promoter of the proposed Project/ duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, the Land owner namely **SMT JHARNA DEY SARKAR**, wife of Sri Subhas De Sarkar, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at Boral Bhattacharjee Para, P.O. - Boral, P.S. - Narendrapur previously Sonarpur, Kolkata - 700154, District South 24 Parganas, has a legal title to the land i.e. the proposed Project "**NIVANJALI SKY LIGHT (IV)**" situated at Mouza Boral, J.L. No. 61, appertaining to LOP No. 7, comprise in C.S. Plot No. 641 (Part), being Municipality Holding No. 139, Boral A, Police Station previously Sonarpur now Narendrapur, Pincode-700154, Assessment No. 1104302055108, under the Rajpur-Sonarpur Municipality Ward No. 034, District South 24 Parganas, on which the Development of the project is to be carried out

AND

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

2. That, the said land is free from all encumbrances.

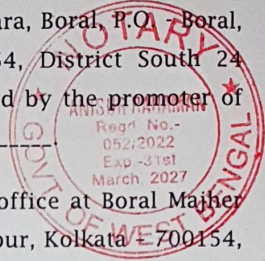
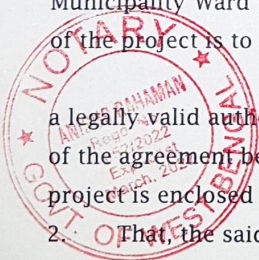
OR

That, details of encumbrances including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That, the time period within which the project shall be completed by me / Promoter is **26.07.2028**.

4. That, 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

19 FEB 2026



NIVANJALI CONSTRUCTION
Suvik Dey
Partner

NIVANJALI CONSTRUCTION
Sutapa Dey
Partner

NIVANJALI CONSTRUCTION
Uday Sarkar
Partner

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.

5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in the proportion to the percentage of completion of the project.

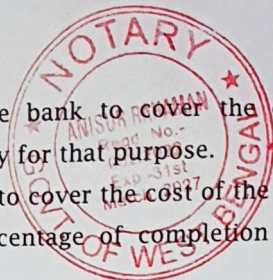
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That, we / 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, we / Promoter shall take all the pending approvals on time from the competent authorities.

9. That, we / Promoter have/has furnished such other documents as have been prescribed by the rule and regulations made under the Act.

10. That, we / Promoter shall not discriminate against any allottee at the time of allotment of any apartment, flat or building, as the case may be, on any grounds.



NIVANJALI CONSTRUCTION
Uday Sarkar
Partner

NIVANJALI CONSTRUCTION
Sutapa Dey
Partner

NIVANJALI CONSTRUCTION
Javvik Dey
Partner

DEPONENT

Verification

We, the Deponent above, DO HEREBY VERIFY THE CONTENTS OF OUR ABOVE Affidavit cum Declaration are true and correct to the best of our knowledge and we have not concealed any material facts.

Verified on this 19th day of February, 2026.

NIVANJALI CONSTRUCTION
Uday Sarkar

Partner

NIVANJALI CONSTRUCTION
Sutapa Dey

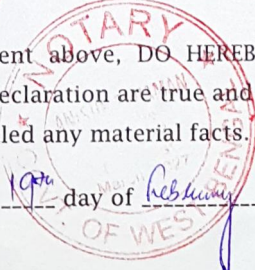
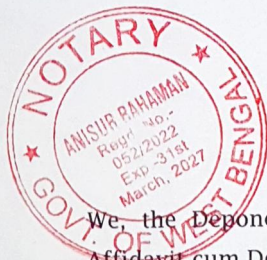
Partner

NIVANJALI CONSTRUCTION
Javvik Dey
Partner

DEPONENT

Identified by me

[Signature]
Advocate



solemnly affirmed and declared before me on identification

[Signature]

ANISUR RAHAMAN
NOTARY
South 24 Pgs.
Regd. No.-052/2022
Alipore Court
Govt. of West Bengal

19 FEB 2026