



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

12AC 063035

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 Sri Gour Sarkar, (PAN: AUCPS5955L) son of Late Pran Ballav Sarkar, age about 60 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 141, Raja Rajendra Lal Mitra Road, P.O. & P.S.- Beliaghata, Kolkata-700010, Proprietor of the promoter (**NIRMAAN CONSTRUCTION**) for the proposed project "**Ankita Apartment**" situated at Premises No. 141, Raja Rajendra Lal Mitra Road, Ward No. 34 under KMC, P.O. & P.S.- Beliaghata, District- South 24 Parganas, Kolkata- 700010, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20/06/2026;

I, Gour Sarkar, Proprietor of the (promoter) **NIRMAAN CONSTRUCTION** having registered office at 141, Raja Rajendra Lal Mitra Road, Ward No. 034 under KMC, P.O. & P.S.- Beliaghata, Kolkata- 700010, District- South 24 Parganas, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

NIRMAAN CONSTRUCTION

20 JUN 2026

Gour Sarkar
Proprietor

1. (a) **MRS. LAXMI SARKAR** (PAN- OKCPS2881F), wife of Late Sudhir Sarkar, by Occupation- Housewife, (b) **MRS. KAKALI SARKAR** (PAN- OLDPS8192H), daughter of Late Sudhir Sarkar and wife of Sri Bablu Sarkar, by Occupation- Housewife, (c) **MR. SANJIB SARKAR** (PAN- GYHPS4172N), son of Late Sudhir Sarkar, by Occupation- Service, (d) **MR. BABLU SARKAR** (PAN- EUGPS6778M), by Occupation- Service, (e) **MR. NETAI SARKAR** alias **NITAI SARKAR** (PAN- BBDPS4447Q), by Occupation- Business, (f) **MR. GOUR SARKAR** (PAN- AUCPS5955L), by Occupation- Business, Sl. No. d, e & f sons of Late Pran Ballav Sarkar, (g) **MRS. MINA MALLICK** (PAN- DTVPM1791R), wife of Sri Shyamal Mallick and daughter of Late Pran Ballav Sarkar, by Occupation- Housewife and (h) **MRS. SABITA SARKAR** (PAN- IFKPS4049G), wife of Sri Subhas Sarkar and daughter of Late Pran Ballav Sarkar, by Occupation- Housewife, all are by Faith- Hindu, by Nationality- Indian, residing at 141, Raja Rajendra Lal Mitra Road, P.O. & P.S.- Beliaghata, Kolkata- 700010, has a legal title to the land on which the development of the proposed 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 and promoter for development of the real estate project is enclosed herewith.

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

3. That the time period within which the project shall be completed by us/promoter is 31/12/2027.

4. That seventy percent of the amounts realised by us/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 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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

NIRMAN CONSTRUCTION

Gourav Kumar

Proprietor

20 JUN 2026

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 rules and regulations made under the Act.

10. That, we / 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.

NIRMAN CONSTRUCTION

Geor Parkes
Proprietor

Deponent

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 20th day of June 2026

NIRMAN CONSTRUCTION

Geor Parkes
Proprietor

Deponent

Solemnly Affirmed & Declared
Before me on Identification

K. P. Mazumder
K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

Identified by me
S. Das
Advocate



20 JUN 2026