



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

37AA 901691

Regd No. 7/16/25

FORM-B

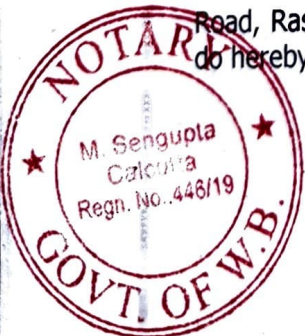
[See Rule 3(4)]

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 Mr. Sumit Kumar Shaw, representing Build Nest Developers LLP (Promoter) in the capacity of partner and promoter of the proposed project, duly authorized by the promoter of the proposed project, on solemn affirmation, states as follows:

I, Mr. Sumit Kumar Shaw, son of Shri. Dilip Kumar Shaw, residing at 19C, Mohan Chand Road, Khidirpore in my capacity as, Kolkata-700023 a partner of M/s Build Nest Developers LLP (PAN: ABCFB8358B), with its office located at 6B, Jatin Das Road, Rash Behari Avenue, Kolkata-700029, the promoter of the proposed project, do hereby solemnly declare, undertake, and state as follows:



02 JUL 2025

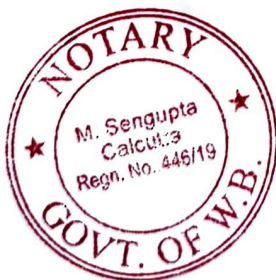


1. That Build Nest Developer LLP has a legal title to the land on which the development of the project is proposed.

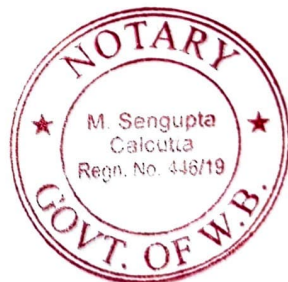
AND

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 will be completed by the promoters 13th May 2030.
4. That seventy per cent of the amounts realised by the promoter for the real estate project from the allottees, from time to time, will be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and will be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, will be withdrawn by the promoter in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. I will get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and will produce a statement of accounts duly certified and signed by such chartered accountant and it will 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 the Promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of Section 4 of the Act and under rule 3 of the rules, within seven days of the said changes occurring.
9. That I shall take all the pending approvals, if any, on time, from the competent authorities.



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10. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be as the case may be, on any grounds.

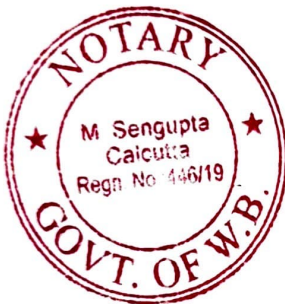
BUILD NEST DEVELOPERS LLP
Sumit Kumar Shaw
Partner

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 2nd day of July 2025.



BUILD NEST DEVELOPERS LLP
Sumit Kumar Shaw
Partner

Deponent

Identified by

Debasish Choudhury
Advocate
Alipore Judges' Court
Kol-700027
WB/929/1983

02 JUL 2025

Signature Attested by Me
on Identification of Advocate

M. Sengupta
27/7/2025
Malay Sengupta
Notary

MALAY SENGUPTA
Notary
Regn. No. 446/19
C.M.S. Court / Alipur
18 No. Alipore Judge's Court
Kolkata - 700 027

