



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL



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 Shri Pankaj Poddar, son of Shiv Kumar Poddar, by Faith Hindu by Occupation Business, By Nationality Indian, residing at N-5, CL-8, Salt Lake Sector III, Bidhannagar (M), Post Office- Purbachal, Police Station- Bidhannagar (South), Kolkata-700097, District- South 24 Parganas, West Bengal being the Partner and an authorized signatory of **TRUSTWORTHY NIRMAN LLP**, (PAN: AAQFT0426P), a Limited Liability Partnership Act, 2008 having LLPIN:- AAR-9905, Registered office at 19/1, Camac Street, 2nd Floor, Post Office- Parkstreet, Police Station- Shakespeare Sarani, Kolkata-700017 do hereby solemnly declare undertake and state as under:

TRUSTWORTHY NIRMAN LLP

Pankaj Poddar
Designated Partner

1. That **A. TRUSTWORTHY NIRMAN LLP**, a Limited Liability Partnership Act, 2008 having **LLPIN: AAR-9905**, Registered office at 19/1, Camac Street, 2nd Floor, Post Office- Parkstreet, Police Station- Shakespeare Sarani, Kolkata-700017 **B. SHRI PANKAJ PODDAR**, son of Shiv Kumar Poddar, by Faith Hindu by Occupation Business, By Nationality Indian, residing at N-5, CL-8, Salt Lake Sector III, Bidhannagar (M), Post Office- Purbachal, Police Station- Bidhannagar (South), Kolkata- 700097, District- South 24 Parganas, West Bengal and **C SHRI PRASHAN DEEP RUNGTA** son of Pramod Dayal Rungta, by Faith Hindu, By occupation- Business, by Nationality-Indian, presently residing at 3B Manikaran, 9SB R.M.M. Garden Lane, Kolkata – 700 010 are the owners of have 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 **ALL THAT** piece and parcel of freehold Land measuring about **28.375 Decimal equivalent to 17 (Seventeen) Cottah 2 Chittaks 30 Sq.Ft** more or less lying and situated at Mouza- Elachi, J.L. No. 70, Comprised R.S Dag No. 456, 457, 467, 468, corresponding to L.R Dag No. 653, 654, 655, 656(P), 657(P), appertaining to R.S. Khatian No. 99, 408, 415, 618, & 632, Corresponding to L.R. Khatian Nos. 3924, 3925, 3926, being Municipal Holding No. 121, S.N Ghosh Avenue, within the local limit of Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Police Station- Sonarpur, Kolkata- 700103, with the Jurisdiction of Additional District Sub Registrar at Sonarpur, District- South 24 Parganas, in the state of West Bengal is free from all encumbrances.

3. That the time period within which the project shall be completed by us/promoter is 31st December 2028.

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 within 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 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 statement of accounts duly certified and signed by such chartered accountant and shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has complied with the proportion to the percentage of completion of the project.

TRUSTWORTHY NIRMAN LLP
Pankaj Poddar
Designated Partner



8. That, We/promoter shall take all the pending approvals on time from the competent authorities.

9. That, We/promoter have 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.

TRUSTWORTHY NIRMAN LLP
Panicaj Poddar
Deponent Designated Partner

Verification

The Contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom. The above statements made and furnished by me are true and correct according to my best of knowledge and belief in all circumstances, if anything found wrong, I shall remain guilty for the same.

Verified by me at Kolkata on this Day
of December, 2025

TRUSTWORTHY NIRMAN LLP
Panicaj Poddar
Designated Partner

Identified By Me

Iporeji Mukherjee
Advocate

Enrolment No.

F/2264/2382/2019.

Solemnly affirmed and declared
before me on identification

Swapan Banerjee

1. Banerjee, Notary, Calcutta, India
Govt. of W.B. Regn. No. 17/1994
City Civil Court. Bar Association
(2nd Floor), Calcutta-700 001



22 JAN 2026