

पश्चिम बंगाल WEST BENGAL

AN 590550

Before the Notary Public, Malda

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. Soumitra Chowdhury duly authorized by the promoter of the proposed project "NANDAKUL SOCIETY", vide his authorization dated 05/12/2025.

I, Mr. Soumitra Chowdhury, duly authorized by the promoter of the proposed project "NANDAKUL SOCIETY", do hereby solemnly declare, undertake and state as under:

1. That, Uttam Kumar Saha, Rabind Ghosh and Sagar Saha 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 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.

Before the Notary Public, Malda

06 JAN 2026

For, S P Enterprise

Soumitra Chowdhury
Partner

For, S P Enterprise

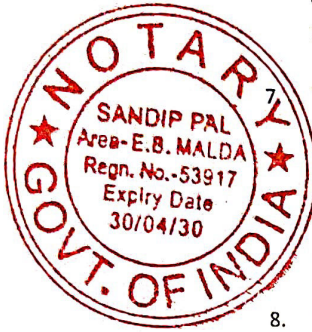
Pradip Kumar Saha
Partner

1379
Date..... 06-01-26
Price..... 50/-
Name..... Soumitra Chowdhury
Address.....
Police Station..... E-B
District..... Nudh

5244
Secretary
Malda Bar Association
Malda.
No. 43/CC/79



3. That the time period within which the project shall be completed by me/promoter is 30/06/2029.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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 Malda on this 6th Day of January, 2026.

For, S P Enterprise

Soumitra Chowdhury
Partner

For, S P Enterprise

Pradip Kumar Saha
Partner

Serial No. 15 Regd. No. 1/26
Name S. Chowdhury
Identified by Ld. Advocate
Sri S. Saha
SOLEMNLY AFFIRM BEFORE ME

Sukanta Sen. Adv.

Deponent

NOTARY PUBLIC
MALDA

06 JAN 2026

ADVOCATE
Malda Bar Association, Malda

SI No. 347 Date

06 JAN 2026

