



अभिषेक पश्चिम बंगाल WEST BENGAL

98AB 762372

BEFORE THE NOTARY PUBLIC  
GOVERNMENT OF INDIA  
ALIPORE POLICE COURT



FORM 'B'

[See rule 3(4)]

**DECLARATION CUM AFFIDAVIT**

Affidavit cum Declaration of **SMT. PIYA ROY** Developer of the proposed project named  
"NIRMAN INDU PROVA"

I, **SMT. PIYA ROY** Developer of the proposed project do hereby solemnly declare, undertake  
and state as under:

- (1) **SMT. REENA MAZUMDER** wife of Late. Dipankar Mazumder, ( PAN no : AEIPM7395G ), ( Aadhaar No.7080 1742 9829 ), by faith- Hindu, by occupation- Teacher , residing at Premises No. 20, Jadavpur Central Road , Post Office - Jadavpur, Police Station - Jadavpur, Kolkata - 700 032 , (2) **SRI SUVANKAR MAZUMDER** ( OCI no : A4448185 ) son of Late. Pronab Kanta Mazumder, by faith - Hindu, by occupation - Service, residing at # 247, 8th. Street, Apt.II, Brooklyn , New York - 11215 USA and also of Municipal Premises No. 20, Jadavpur Central Road, Police Station - Jadavpur, Post Office- Jadavpur, kolkata- 700 032 and (3) **SMT. MADHUMITA MAZUMDAR** wife of Vishvajit Pandya ( PAN no : AGJPM 6769F) , ( Aadhar No. 7653 0396 2483, ) by faith- Hindu, by occupation- Teacher , residing at Premises No. B-502, Samay Apartments, Near Azad Society , Ambawadi. Manekbag.

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Post Office - Azad Society , Police Station - Satellite , Ahmedabad - 380 015, at present at Premises No. 20, Jadavpur Central Road , Post Office - Jadavpur, Police Station - Jadavpur, Kolkata - 700 032 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 me/promoter is **5th OCTOBER, 2028.**
4. That seventy per cent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

**NIRMAN ASSOCIATES**

Deponent

*Piya Roy*  
Partner

I, SMT. PIYA ROY wife of Sri. Indrajit Roy, (PAN no: AGKPR8446F ), ( Aadhar No. 784715986843 ) , by faith - Hindu, by occupation - Business, at present residing at Flat No. A - 3/4, Premises No. 24, Gardens, Police Station - Gariahat, Kolkata - 700 019, do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

**NIRMAN ASSOCIATES**

*Piya Roy*  
Partner

Verified by me at

Day of **18 NOV 2024**

Advocate

Solemnly Affirmed & Declared  
before me on identification

*T. K. Dey*  
T. K. Dey, Notary  
Alipore Judges'/Munsif Court, Cal-27  
Reg. No. 1537/2000, Govt. of India

Identified by me

*Nabakumar Mukhopadhyay*  
Advocate

**Nabakumar Mukhopadhyay**  
Advocate

Alipore Police Court  
Kolkata-700 0027

**18 NOV 2024**

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