

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल

WEST BENGAL  
FORM 'B'

KOLKATA  
REKHA TEWARI  
Regn. No.  
10203/1  
706AC 913569

[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 Shri Suresh Kumar Gupta, Partner of M/s. NETFLEX NIRMAN, promoter of the proposed project "Netflex Nirman Galaxy 1" at Premises No. 111/1B/3, Matheswartola Road, under Ward No – 66 of Borough – VII of KMC, PS - Pragati Maidan, PO – Gobindo Khatik Road , Kolkata-700046, WB, India

I, Suresh Kumar Gupta, Partner of M/s. NETFLEX NIRMAN, promoter of the proposed project "Netflex Nirman Galaxy 1" at Premises No. 111/1B/3, Matheswartola Road, under Ward No – 66 of Borough – VII of KMC, PS - Pragati Maidan, PO – Gobindo Khatik Road , Kolkata-700046, WB, India a, do hereby solemnly declare, undertake and state as under:

1. That our firm M/s. NETFLEX NIRMAN has a legal right/ title to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owner, namely Smt Shila Poddar, being Deed No. 160600867 of 2022, registered at the Office of the ADSR - Sealdah
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 26-10-2026

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Court  
Kolkata-700001

08 MAY 2025

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

*Suresh K Gupta*  
Deponent

#### Verification

I, Suresh Kumar Gupta son of Prahalad Lal Gupta Resident of 10D/1A, Atal Sur Road, Tangra, Kolkata - 700015, do solemnly affirm that 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 8th day of May, 2025

**PERVA TITWARI**

Regd. No.-19355/H3

Kolkata-700001

*Suresh K Gupta*  
Deponent

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON 08 MAY 2025



**PERVA TITWARI**  
NOTARY

08 MAY 2025