



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল (WEST BENGAL)

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT

FORM 'B'
[See rule 3(2)]



02AC 323752

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. Buddhadeb Biswas, (PAN: AKGPB8369R) son of Late Narayan Chandra Biswas, age about 54 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 181, Bandipur Road, Aurobinda Park, P.O.- Purba Putiary, P.S.- Regent Park now Bansdronei, Kolkata - 700093, Dist- South 24 Parganas, Partner of the promoter (**M/S NIRMAAN UDYOG**) of the proposed project "**NIRMAAN-APARTMENT**" situated at Premises No- 132, Benoy Pally Road, Ward No- 113 under KMC, P.O.- Bansdronei, P.S.- Regent Park, Kolkata - 700070, Dist- South 24 Parganas., duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 21/12/2024;

I, Buddhadeb Biswas, Partner of the (promoter) **M/S NIRMAAN UDYOG** having PAN: AAGFN1955R & registered office at Premises No- 59, Bansdronei New Govt. Colony under KMC, P.O.- Bansdronei, P.S.- Regent Park, Kolkata - 700070, Dist- South 24 Parganas, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

M/s. NIRMAAN UDYOG

Buddhadeb Biswas

Partner

21 DEC 2024



1. (a) **Sri Shyamal Chakraborty** (PAN-BERPC1937G), son of **Late Bhupesh Chakraborty**, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at E.P. No. 37, Benoypally, Now Mailing Address 39, Sahid Benoy Basu Road, P.O.- Bansdrani, P.S.- Regent Park now Bansdrani, Kolkata- 700070, Dist- South 24 Parganas, and (b) **Sri. Samir Chakraborty** (PAN-AWSPC7648E), son of Late Jogesh Chakraborty, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at E.P. No. 37, Benoypally, P.O.- Bansdrani, P.S.- Regent Park now Bansdrani, Kolkata- 700070, Dist- South 24 Parganas, 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 us/promoter is 31/12/2025.

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 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, 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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

M/s. NIRMAAN UDYOG

Banwari Biswas
Partner

21 DEC 2024

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.

M/s. NIRMAAN UDYOG
Biswas B. Swa
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 24 day of December, 2024

M/s. NIRMAAN UDYOG
Biswas B. Swa
Partner

Deponent



Solemnly Affirmed & Declared
before me on identification

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

21 DEC 2024

Identified by me

Dilip Das
Advocate

DILIP DAS
B.Com., LLB
Advocate
Alipore Police Court
Kolkata-700 027
W.B -525 / 1979

21 DEC 2024