



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 08AC 895758

FORM 'B'

[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 Sandip Kundu, Partner of M/s. Nirman Construction promoter of the proposed project, **NIRMAN - IX** at Premises No. 134, Satindra Pally, under Ward No. 111 of Borough - XI of KMC, PS - Bansdrani, Kolkata - 700084, WB, India

I, Sandip Kundu, Son of Samir Kundu, resident of L-41, GARIA, KAMDAHARI, BOSE PARA, KOL-700084, promoter of the proposed project, **NIRMAN - IX** at Premises No. 134, Satindra Pally, under Ward No. 111 of Borough - XI of KMC, PS - Bansdrani, Kolkata - 700084, WB, India, do solemnly declare, undertake and sate as under:

1. That our Firm M/s. NIRMAN CONSTRUCTION has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners, namely Bhaskar Biswas, Bhanu Biswas, Champa Biswas and Shampa Biswas, being Deed No. being Deed No. 160310610 of 2023, registered at the office of the DSR - III, South 24 Parganas
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 07-11-2027

SHASHI BHUSHAN MAJHI
NOTARY GOVT. OF INDIA
REGN. NO. 54381/25
City Sessions & Chief Judicial
Magistrate Court
2&3, Bank Shahi Street, Kol-1

10 JAN 2026

09 JAN 2026



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Sandip Kundu
Deponent

Verification

I, Sandip Kundu, Son of Samir Kundu, resident of L-41, GARIA, KAMDAHARI, BOSE PARA, KOL-700084, 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 10th day of January, 2026

Identified by
[Signature]
Himadri Chakraborty
Advocate
CJM Court, Calcutta
Enrolment No WB/154-A/1714

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Sandip Kundu
Deponent
Solemnly Affirm & Declared Before
me on Identification of Ld. Advocate

[Signature]
NOTARY

10 JAN 2026