



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

12AC 063015

FORM 'B'

[See rule 3(2)]

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 Smt. Nidhi Saha, (PAN: FGDPS2772F), wife of Sri Sayak Saha, age about 44 years, by Faith- Hindu, by Nationality - Indian, by Occupation- Business, residing at 7, Durga Charan Banerjee Street, P.O. Hatkhola, P.S. Shyampukur, Kolkata- 700005, Proprietor of the promoter (**M/S. NIDHI SAHA**) for the proposed project "**THE 105/2**" situated at Holding No.- 709, Bangur Avenue, Ward No. 29 Under South Dum Dum Municipality, P.O. Bangur Avenue, P.S.- Lake Town, Kolkata- 700055, Dist.- North 24 Parganas, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 06 /01/2026;

I, Nidhi Saha Proprietor of (promoter) **M/S. NIDHI SAHA**, having the registered office at 7, Durga Charan Banerjee Street, ward no. 008 under KMC, P.O. Hatkhola, P.S. Shyampukur, Kolkata- 700005, of the proposed project, duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

NIDHI SAHA

Nidhi Saha
Proprietor

06 JAN 2026

1. (A) Sri Bikas Kumar Majumdar (PAN: AKSPM3199G), son of Late Benoy Sekhar Majumdar, by Nationality- Indian, by Faith- Hindu, by Occupation- Pensioner, residing at 894, Lake Town, 5th Floor, Block-A, P.O. & P.S.- Lake Town, Kolkata- 700089, Dist.- North 24 Parganas, **(B) Sri Ashok Kumar Chakrabarty** (PAN: AICPC8125E), son of Late Amarendra Nath Chakrabarty, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, residing at Palpara-West, P.O. & P.S.- Chakdah, Pincode- 741222, Dist.- Nadia, 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 30/06/2027.
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.

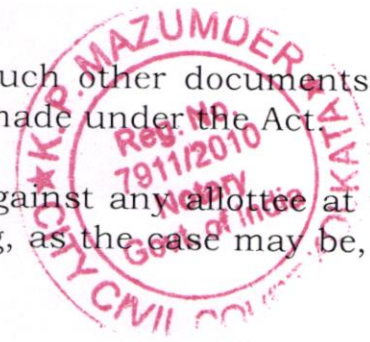
06 JAN 2026

NIDHI SAHA

Nidhi Saha
Proprietor

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

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.



NIDHI SAHA

Nidhi saha

Proprietor

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 day of 6th January, 2026.

NIDHI SAHA

Nidhi Saha

Proprietor

Deponent



Solemnly Affirmed & Declared
Before me on Identification

[Signature]

K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

IDENTIFIED BY

S. Das

Advocate

06 JAN 2026