

BEFORE THE NOTARY

GOVERNMENT OF INDIA

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

35AA 620937

FORM 'B'
(Sec Rule -3 (4))

AFFIDAVIT CUM DECLARATION

12 5 AUG 2025

Affidavit cum Declaration of SUBRATA ADHIKARY, S/o. Late Kalipada Adhikary, residing at 78/1/3, Mulajore Road, Goalghar, P.o. Kankinara, P.s. Jagaddal, Bhatpara, Dist. North 24- Parganas, Pin- 743126, Designation- DIRECTOR, NIZAM BABA REAL ESTATE PRIVATE LIMITED, promoter of the proposed project NB PLACE ;

I, SUBRATA ADHIKARY, S/o. Kalipada Adhikary, Residing at 78/1/3, Mulajore Road, Goalghar, P.o. Kankinara, P.s. Jagaddal, Bhatpara, Dist. North 24- Parganas, Pin-743126, Designation - Director - NIZAM BABA REAL ESTATE PRIVATE LIMITED, promoter of the proposed project, do hereby solemnly declare , undertake and state as under ;



Nizam Baba Real Estate Pvt. Ltd.

Subrata Adhikary
Director

12 5 AUG 2025

- 1) That, SUBRATA ADHIKARY 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 of the real estate project along with Development Agreement and Power of Attorney 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 05-08-2029.
- 4) That, seventy percent of the amount 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- 5) That, the amounts from the separate account, to cover the cost of project, shall be withdrawn in proportion to the percentage of completion of the project.
- 6) That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



Nizam Baba Real Estate Pvt. Ltd.

Subrata Adhikary
Director

12 5 AUG 2025.

- 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 has/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.

VERIFICATION

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.



SOLEMNLY AFFIRMED
&
DECLARED BEFORE ME
ON.....

25 AUG 2025
BHOMNATH SIL
NOTARY R. NO-2262
GOVT. OF INDIA

Nizam Baba Real Estate Pvt. Ltd.

Subrahmanya Adhikari
Director

Deponent

Identified by me,

Rajeshwar Prasad
Advocate.

25 AUG 2025