

পশ্চিম বঙ্গাল WEST BENGAL

08AC 672162

Before The Notary Public
Barasat, North 24 Pgs.

FORM 'B'

[See rule 3(4)]

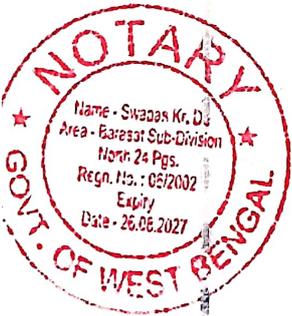
SL. NO. 26/25
04 AUG 2025

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 NIBAS NIRMAN, promoter of the proposed project;

We, 1) DIPAK KUMAR DHAR. 2) SANCHITA CHOWDHURY and 3) DIPANWITA SAHA on behalf of NIBAS NIRMAN, promoter of the proposed project do hereby solemnly declare, undertake and state as under:



Page 1 of 3

6. 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 to the Authority and it shall be verified during the audit that the amounts

Page 2 of 3

04 AUG 2025

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বারাসাত কোর্ট, উত্তর ২৪ পরগণা

ভেডার - শ্রী হারান চন্দ্র সাধু

টি.ভি. নং 17 JUL 2025

তারিখ 360000

স্ট্যাম্প মূল্য -

দুজারী অফিস - বারাসাত



Handwritten signature or name in red ink.

NIBAS NIRMAN

Dipamita Saha

Partners

1. That We / promoter entered into joint development agreement /collaboration agreement /development agreement or any other agreement with 1. KRISHNA BOSE, 2. KOUSHIK BOSE 3. ANGSHUMAN BOSE, 4. SHUKLA BOSE, 5. SUSHMITA BOSE & 6. AMAL KUMAR BOSE who possess 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 project is enclosed herewith.

NIBAS NIRMAN

Shobhit Choudhary

Partners

2. That the said land is free from all encumbrances.

NIBAS NIRMAN

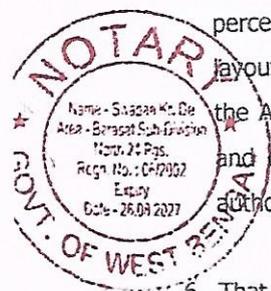
Supriya Choudhary

Partners

3. That the time period within which the project shall be completed by us/promoter is 31-12-2026.

4. That seventy per cent 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.



6. 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 to the Authority and it shall be verified during the audit that the amounts

11 AUG 2024

collected for a particular project have been utilised for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

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

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

9. 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.

NIBAS NIRMAN

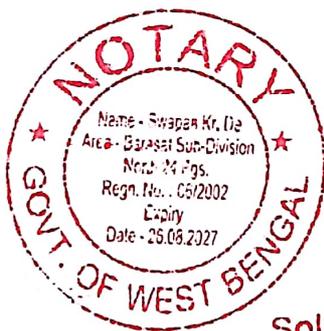
Dipankar Dhar Sanchita Choudhury Dipanwita Saha
04-8-2025 Partners 4/8/25 Partners 04/8/2025 Partners
Deponent

VERIFICATION

The contents of our above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom. Verified by us at Kolkata on this FOURTH day of AUGUST, 2025.

NIBAS NIRMAN

Dipankar Dhar Sanchita Choudhury Dipanwita Saha
04-8-2025 Partners 4/8/25 Partners 04/8/2025 Partners
Deponent



Solemnly Affirmed Before Me
The 4th day of August 2025
Duly Identified By
R. Balam Advocate

S.K. De
Notary
Govt. of W.B., Barasat
North 24 Parganas

Identified by me
Ratna Bose

Advocate.

04 AUG 2025