

5-27/25,

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

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

Bablu Kumar  
Naskar  
Alipore  
Regn. No.-102/2007  
Exp. Date-20.2.2027

37AA 840882

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE  
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE  
PROMOTER

Affidavit cum Declaration

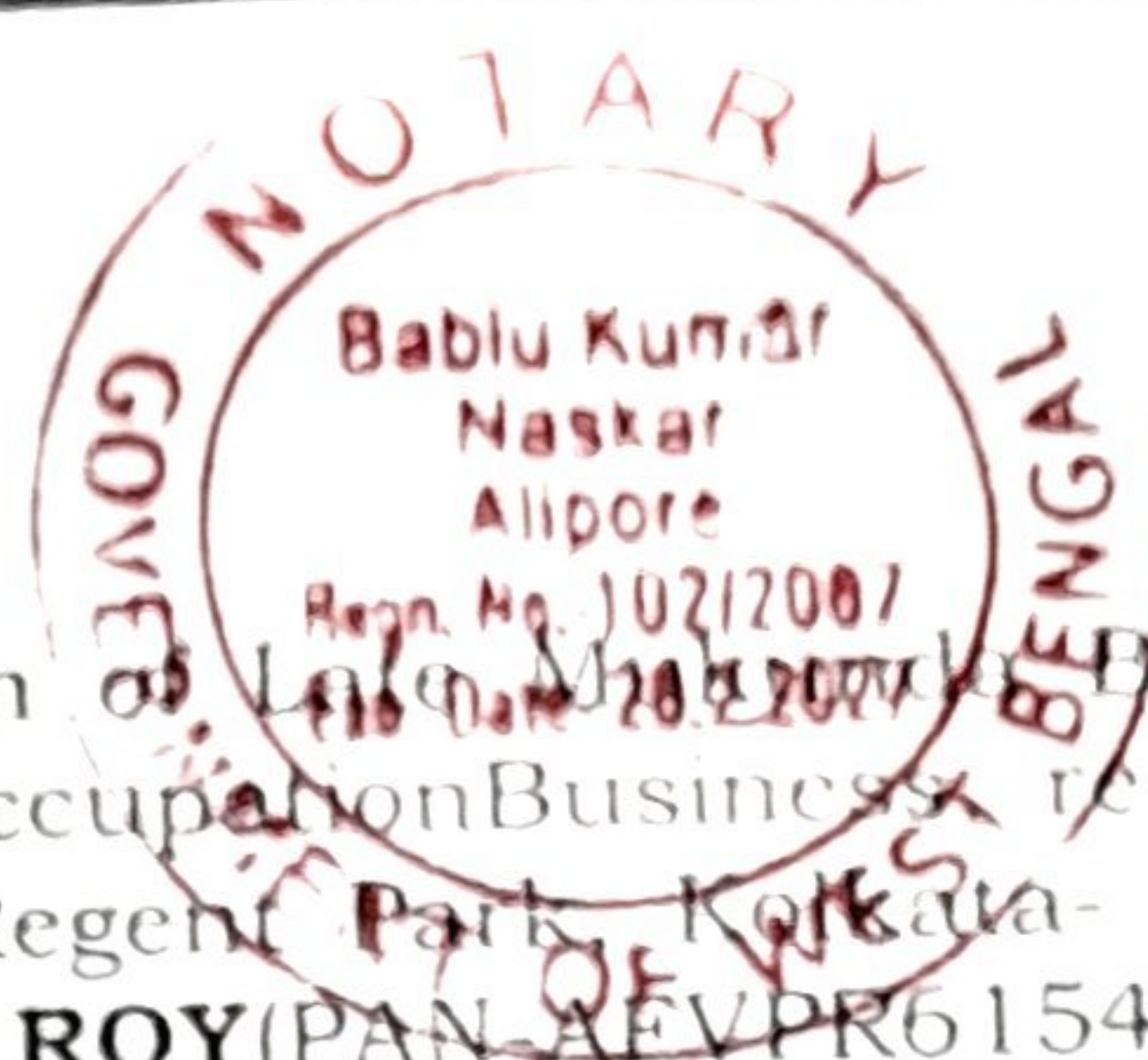
Affidavit cum Declaration of Mr. Buddhadeb  
Biswas (PAN:AKGPB8369R) son of Late Narayan Chandra Biswas, age about  
55 years, by Faith Hindu, by Nationality Indian, by Occupation Business,  
residing at 22/2, Arabinda Park, P.O.- Purba Putiary, P.S.- Regent  
Park, Kolkata - 700093, Dist-South 24 Parganas, Partner of the  
promoter (M/S NIRMAAN UDYOG) of the proposed project "Nirmaan  
Enclave" situated at Premises No- 146, Bandipur Road, Ward No- 113  
under KMC, P.O.- Bansdrone, P.S.- Previous Regent Parknow Bansdrone,  
Kolkata - 700070, Dist- South 24 Parganas, duly authorized by the  
promoter of the proposed project, vide its/his/their authorization  
dated 09/2025;

I, Buddhadeb Biswas, Partner of the (promoter) M/S NIRMAAN  
UDYOG having PAN:AAGFN1955R & registered office at 59, Bansdrone New  
Govt. Colony, Ward No- 113 under KMC, P.O.- Bansdrone, P.S.- Previous  
Regent Parknow Bansdrone, 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: NIRMAAN UDYOG

5 SEP 2025

Buddhadeb Biswas  
Partner



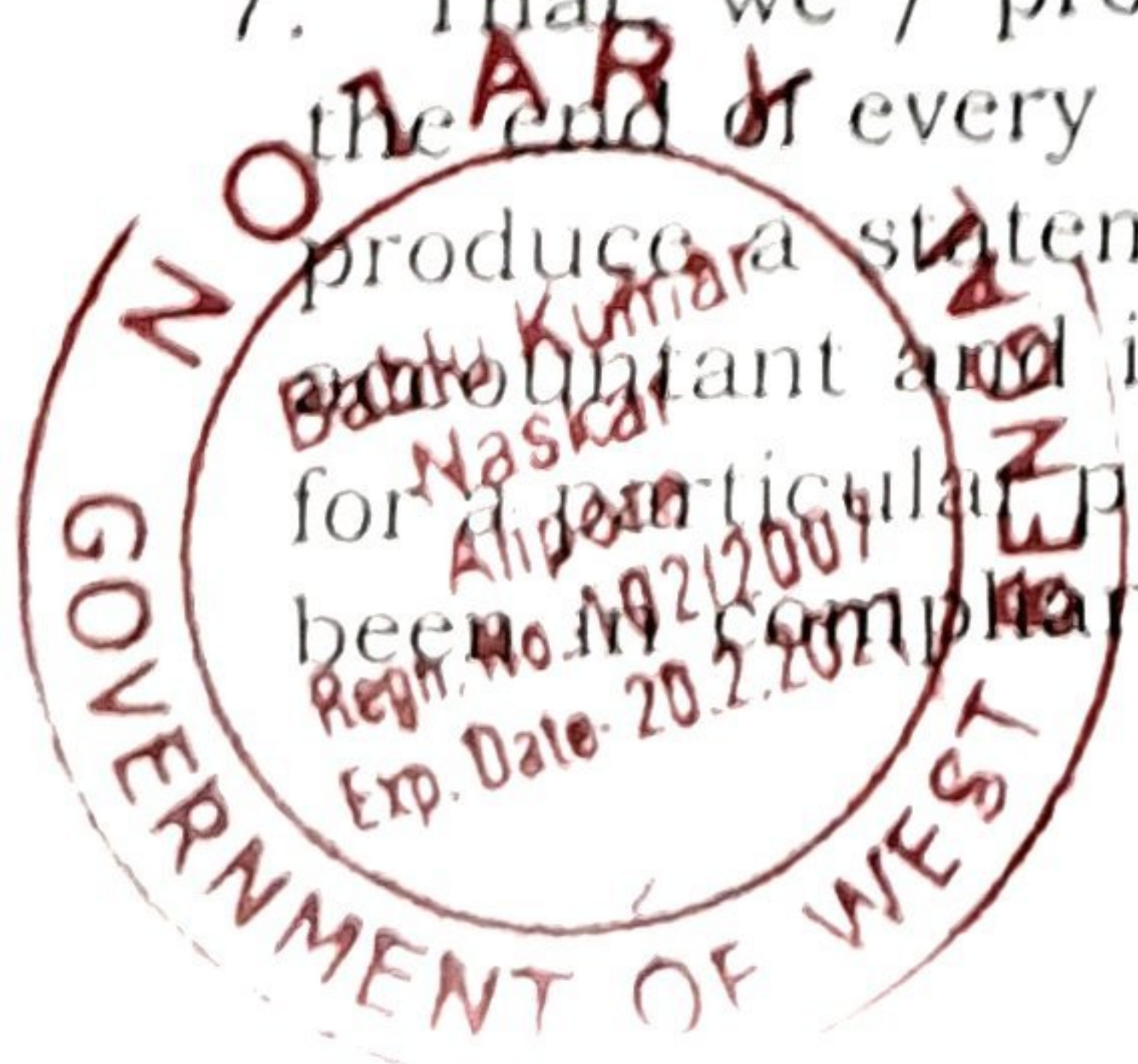


1. (a) **TAPASH ROY** (PAN-ADEPR1786P), son of Late Mukunda Behari Roy, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 220, Rifle Club Road, P.O.- Bansdroni, P.S.- Regent Park, Kolkata- 700070, Dist- South 24 Parganas, (b) **SUBRATA ROY** (PAN-AFVPR6154G), son of Late Mukunda Behari Roy, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 220, Rifle Club Road, P.O.- Bansdroni, P.S.- Regent Park, Kolkata- 700070, Dist- South 24 Parganas, (c) **BUDDHADEB BISWAS** (PAN-AKGPB8369R), son of Late Narayan Chandra Biswas, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 22/2, Arabinda Park, P.O.- Purba Putiary, P.S.- Regent Park, Kolkata - 700093, Dist- South 24 Parganas, (d) **NAREN NASKAR** (PAN-AHBPN1913D), son of Late Kanai Lal Naskar, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at Anandapally, P.O.- Bansdroni, P.S.- Regent Park, 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 31/12/2028.
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 this 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



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M/s. NIRMAAN UDYOG

Buddha Deb Biswas

Partner



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.

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  
*[Signature]*

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 day of 15th September, 2025

M/s. NIRMAAN UDYOG  
*[Signature]*

Partner Deponent

Solemnly Affirmed & Declared  
Before me on Identification

*[Signature]*  
B. K. NASKAR, Notary  
Alipore Police Court, Kol.-27  
Regn. No. 102/2007  
Govt. of West Bengal

Identified by me

*[Signature]*  
Amithabha Ray  
Advocate, Alipore Court (W.B)

15 SEP 2025

