



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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 Sri Niloy Prokash Gangoli, (PAN: AIQPG8947G), son of Late Jaso Prokash Gangoli, age about 49 years, by Faith- Hindu, by Nationality - Indian, by Occupation- Business, residing at 27, Dehi Serampur Road, P.O.- Linton Street, P.S.- Beniapukur, Kolkata - 700014, Partner of the promoter (**M/S. N.S. CONSTRUCTION**) for the proposed project "**ABHUDAYA**" situated at Premises No. 3413, Nayabad, Ward No. 109 under KMC, P.O. & P.S.- Panchasayar, Kolkata- 700094, District- South 24 Parganas, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated **18/08/2025**;

I, Niloy Prokash Gangoli Partner of (promoter) **M/S. N.S. CONSTRUCTION**, a Partnership Firm, having PAN No. AAKFN3030H and its registered office at 23/1 Purbachal Main Road, 70 Purbachal Main Road, Ward No. 106 under KMC, P.O. Haltu, P.S.- Garfa, Kolkata- 700078, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

NS CONSTRUCTION

*Niloy Prokash Gangoli*  
Partner

18 AUG 2025



1. **(A) Sri Susanta Mallick** (PAN: AFFPM8592R), son of Kuber Chandra Mallick, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, residing at Urbana, Tower 6, Flat No 2304, 23rd Floor, 783 Anandapur, P.O.- EKTP, P.S. Anandapur, Kolkata-700107, **(B) Sri Niloy Prokash Gangoli** (PAN: AIQPG8947G), son of Late Jaso Prokash Gangoli, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, residing at 27 Dehi Serampur Road, P.O. Linton Street, P.S. Beniapukur, Kolkata-700014, **(C) Smt. Suchismita Mukherjee** (PAN: AKIPM3299D), daughter of Surajit Kumar Tagore and wife of Mr. Aniruddha Mukherjee, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, residing at Urbana, Tower 4, Flat No 0103, 783 Anandapur, P.O. EKTP, P.S. Anandapur, Kolkata-700107, 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 31/03/2030.

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.

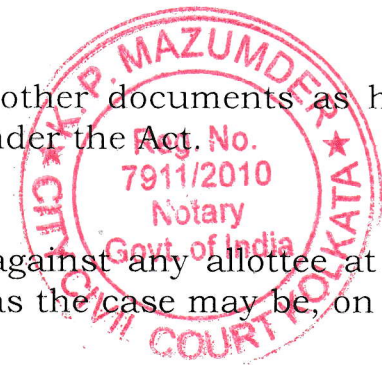
NS CONSTRUCTION

*Niloy Prokash Gangoli*  
Partner

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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.



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*Nitay Prasad Ghosh*  
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 18<sup>th</sup> August, 2025.

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*Nitay Prasad Ghosh*  
Partner

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 ME**  
*S. Dal*  
**ADVOCATE**

**18 AUG 2025**