

31-137/26

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY AT
BARUIPUR CIVIL & CRIMINAL COURT



FORM 'B'
[See rule 3(4)]

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

Affidavit cum Declaration

Affidavit cum Declaration of MR. BHASKAR NANDY Developer of the proposed project /
duly authorized by the Developer of the proposed project.

I, Bhaskar Nandy, Developer of the proposed project / duly authorized by the Developer of
the proposed project, do hereby solemnly declare, undertake, and state as under:

1. Sri Pabitra Ranjan Das & 9 others, the land owners, have 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 the title of such land along with an authenticated copy of the
agreement between such Owner and Developer for the development of the real estate
project is enclosed herewith.

That the said land is free from all encumbrances.

3. That the period within which the project shall be completed by the Developer is 1st

May, 2028

P. N. ENTERPRISES

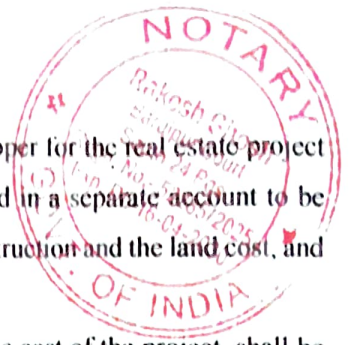
[Signature]

Partner



20 MAY 2026

4. That seventy per cent of the amounts realised by Developer 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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. The 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 Developer shall take all the pending approvals on time from the competent authorities.
9. That Developer has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That Developer 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 therefrom.

Verified by me at Kolkata on this _____ day of 2026.

Deponent

P. N. ENTERPRISES

[Signature]
Partner

(2)

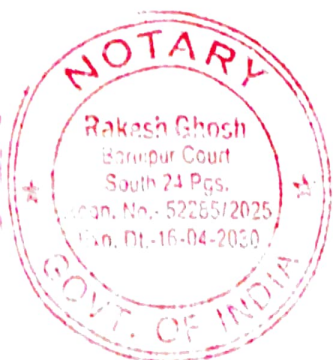
Solemnly declared and affirmed before me on identification of Advocate under the Notary Act.

[Signature]

RAKESH GHOSH
NOTARY

Govt. of India, Regn. No. 52285/25
Borenpur Civil & Criminal Court
Kolkata- 700144

Identified by me
[Signature]
Advocate



20 MAY 2026