



WEST BENGAL

FORM 'B'

[See rule 3(4)]



12AC 017848

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 Shri Sandip Kundu, Partner of M/s. Nirman Construction, promoter of the proposed project, **NIRMAN – VIII**, at Premises No. 59, Vivekananda Park, under Ward No. 111 of Borough – XI of KMC, PS – Bansdroni, Kolkata – 700084, WB, India

I, Sandip Kundu, Partner of M/s. Nirman Construction, promoter of the proposed project, **NIRMAN – VIII**, at Premises No. 59, Vivekananda Park, under Ward No. 111 of Borough – XI of KMC, PS – Bansdroni, Kolkata – 700084, WB, India, do solemnly declare, undertake and sate as under:

1. That our Firm M/s. Nirman Construction has a legal title/right to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owners, namely Smt Shila Dutta and Sri Sajal Roy Chowdhury, being Deed No. 160308168 of 2024
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 31-12-2027

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NOTARY
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Kolkata-700084

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4. That seventy per cent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 have / 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.



Sandip Kundu
Deponent

Verification

I, Sandip Kundu, Son of Samir Kundu, resident of L-41, GARIA, KAMDAHARI, BOSE PARA, KOL-700084, solemnly affirm that 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 14th day of May, 2025

Sandip Kundu
Deponent

Identified by me
Warayan Ch. Saha
Advocate
CJM Court, Kolkata-1
Enrollment No. WB/305/1980

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SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

REKHA TEWARI
REKHA TEWARI
NOTARY

14 MAY 2025