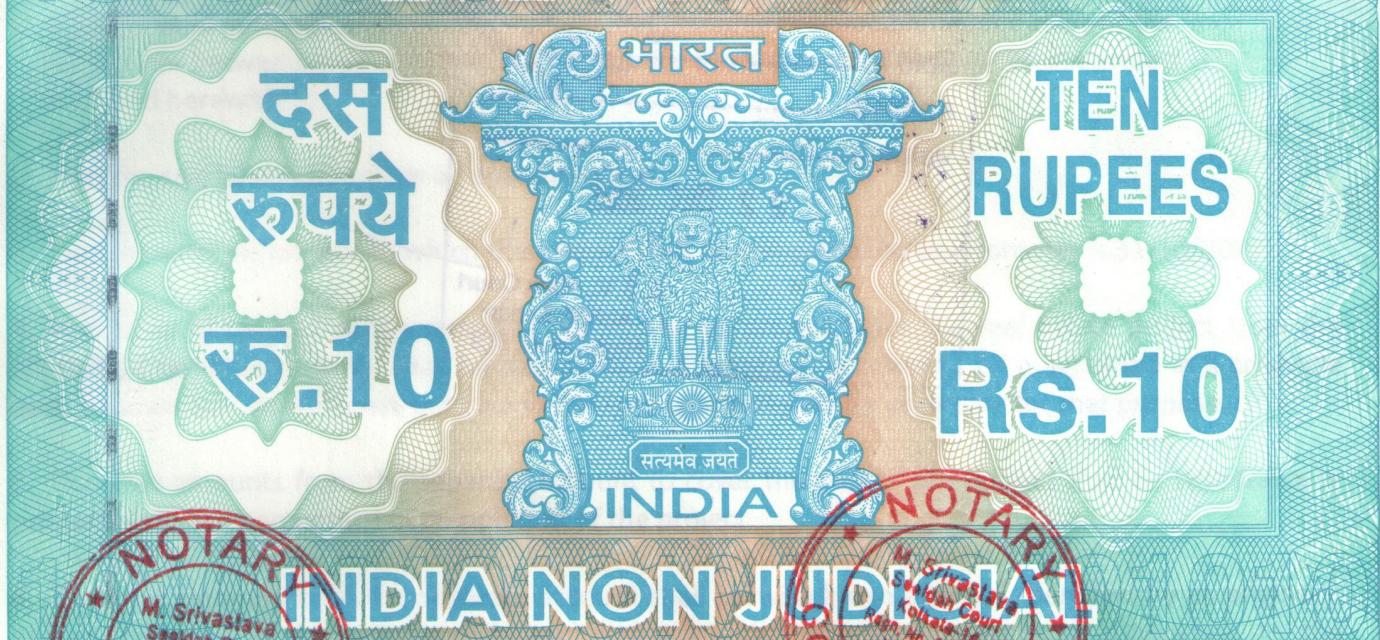


भारतीय गैर न्यायिक



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. Debabrata Bhattacharya, (PAN: AFNPB5701P) son of Late Nripendra Nath Bhattacharya, age about 55 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 8R, Roy Para Bye Lane, P.O. & P.S. Sinti, Kolkata- 700050, District- North 24 Parganas, Proprietor of the promoter ( **BASBHUMI** ) for the proposed project “**NANDINI**” situated at Premises No. 1150, Mukundapur, Ward no. 109 under KMC, P.O. Mukundapur, P.S. Purba Jadavpur, District- South 24 Parganas, Kolkata- 700099, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 29/12/2025;

I, Debabrata Bhattacharya, Proprietor of the (promoter) **BASBHUMI** having its registered office at 8R, Roypara Bye Lane, Ward no. 002 under KMC, P.O. & P.S. Sinti, Kolkata- 700050, District- North 24 Parganas of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

1. (a) **SMT. SHIKHA NANDI** (PAN- BVPN6111Q), wife of Sri Harendra Kumar Nandi, by Faith Hindu, by Nationality Indian, by Occupation- Housewife and (b) **SRI HARENDR A KUMAR NANDI** (PAN- ABFPN5848P), son of Banamali Nandi, by Faith Hindu, by Nationality Indian, by Occupation- Retired, both presently residing at 1150, Mukundapur, P.O. Mukundapur, P.S. Panchasayar, Kolkata- 700099, District- South 24 Parganas, has a legal title to the land on which the development of the proposed project is to be carried out.

29 DEC 2025

For **BASBHUMI**

D. Bhattacharya  
Proprietor

Sold to .....	RAJIB KR. MONDAL Sondhah Bar Association Criminal & Civil Court Kolkata-700014
Address .....	
Value .....	
22 DEC 2025	
L.S.V., High Court Abhiljit Sarkar High Court, A.S	

94281

22 DEC 2025

L.S.V., High Court  
Abhilash Sarkar  
High Court, A.S

### Definitions

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 31/10/2027.
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.
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.

For BASBHUMI

*D. Shalaby*

Proprietor

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 29 th day of December, 2025

*STATEMENT BY ME*

M. SRIVASTAVA  
Notary Govt. of India  
Regn. No.-8087/10  
Sealdah Court, Kolkata  
Valid Upto 06/2030

29 DEC 2025

For BASBHUMI

*D. Shalaby*

Proprietor

Deponent

