



पश्चिम बंगाल WEST BENGAL



12AC 354993

Form - B

(See rule - 3 (3))

AFFIDAVIT CUM DECLARATION

Affidavit cum declaration of 1) MR. NISHANT KHEMKA 2) MR. SAKET SUTODIYA partners of M/S NS Enterprises a partnership firm having its registered office at 6C, Middleton Street, Gulmohr Building, Post: Middleton Row, Police Station: Shakespeare Sarani, Kolkata - 700071 the authorized promoter of the proposed project "SURCHANDRA" being Premises No. 15, Bose Para Bye Lane, Ward No. 123, Br. No. XVI, under Kolkata Municipal Corporation, P.S. - Thakurpukur, Kolkata - 700008, West Bengal duly authorized by the owners dated 31.08.2023 do hereby solemnly declare, undertake and state as under:


REKHA TEWARI
NOTARY
Regn. No. 10288/13
C.M.M.'s Court
Kolkata-700001

04 SEP 2025

16475

16 JUN 2025

No..... ₹10/- Date.....

Name : .. NS Enterprises

Address : .. 6C, Middleton Street, Kolkata - 700071

Vendor :

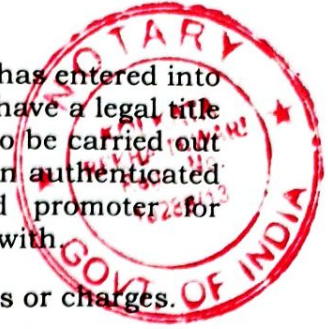
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27

1. M/S NS Enterprises a partnership firm as a promoter has entered into Development Agreement with the owners of the land, have a legal title on which the development of the proposed project is to be carried out and legal valid authentication of the title 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, loans or charges.
3. That the time period within the project shall be completed by the promoter is 31-12-2028.
4. That the seventy percent of the amount realized by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintain 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 That the amount from the separate account, to cover the cost of project shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amount from the separate account, that the withdrawn after its certified by an engineer an architect and a chartered accountant in practice, that the withdrawal is proportion to the percentage of completion of the project.
7. The promoter shall get the account audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of account duly certified and signed by such chartered accountant and it shall be verified during the audit that the amount collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion of the percentage completion of the project.
8. The promoter shall take all the pending approval on time from the competent authorities.
9. The promoter has furnished such other documents as have been prescribe by the rules and regulations made under the Act.
10. That 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.



Signature Only
Identified by me
Narayan Ch. Saha

Advocate
C.M. Court, Kolkata-1
Enrollment No. W-2406/1999

NS ENTERPRISES

[Signature]
Partner

NS ENTERPRISES

[Signature]
Partner

Deponent

Verification

The contents of my above affidavit cum declaration are true and correct nothing material has been concealed by us there from.

Verified by me at Kolkata on 1st September, 2025.

SOLENNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

NS ENTERPRISES

[Signature]
REKHA TEWARI
NOTARY

[Signature]
Partner

NS ENTERPRISES

[Signature]
Partner

Deponent

REKHA TEWARI
NOTARY
Regn. No. 10288/13
C.M.M's. Court
Kolkata-700001

04 SEP 2025