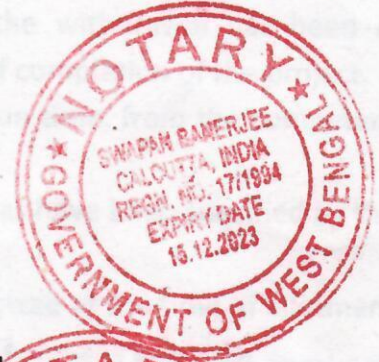


S.L. NO. 2



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 344024



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Om Prakash Jalan being representative for the promoter of the proposed project vide its authorization dated 14th November 2023.

I, Om Prakash Jalan S/o Late Ram Niwas Jalan, aged 56 years, Designated Partner of M/s Offlix E-Marketing LLP, duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That M/s Padmawati Infrarealty Pvt. Ltd and M/s Florin Nirman Pvt. Ltd. has a legal title to the land on which the development of the 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 promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.

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নং তার
Utpal Sen (Adv.)
C.M.M Court
Kolkata

মুদ্রা
স্বাক্ষর

ভেদপ্রার :- শ্রী প্রণব দে
বাবুইপুর সাব-রেজিস্ট্রারী অফিস
জেলা- দার্জিলিং ২৪ পরগণা

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3. That the time period within which the project shall be completed by promoter is 01/12/2028.
4. That seventy per cent of the amounts realized by the 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified 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.

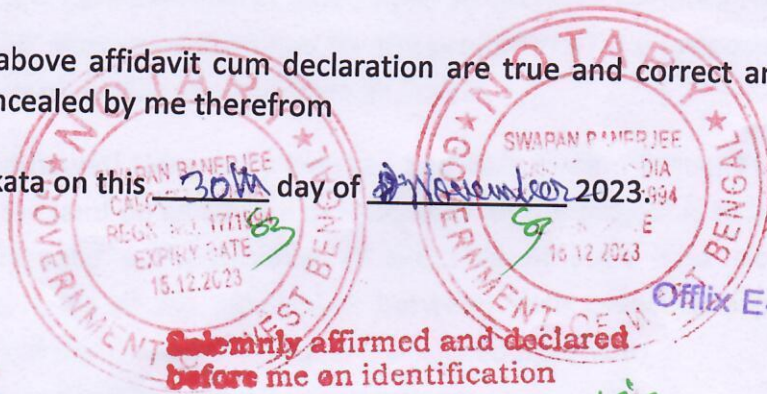
Offlix E-marketing LLP

Ol...
Designated 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 30th day of November 2023.



Offlix E-marketing LLP

Identified by me

Amit Lalukder
Advocate

WB/660/05

**Solemnly affirmed and declared
before me on identification**

Swapan Banerjee

SWAPAN BANERJEE
Notary, Calcutta, India
Govt. of W.B. Regn. No: 17/1994
Calcutta City Courts' Bar
Association (2nd Floor)
Calcutta-700 001

Ol...
Designated Partner
Deponent

30 NOV 2023