

9-12/23,



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 88AB 388257



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 Mr. Prabir Paul,(PAN:AFQPP2907Q)son of Sri Santi Ranjan Paul, age about 50 years, by Faith Hindu, by Nationality Indian,by Occupation Business, residing at 783, Anandapur, Urbana Tower-6, Flat No. 2404, P.O. EKTP, P.S. Anandapur, Kolkata - 700107, West Bengal, Directorof the promoter (Oiendrila Promoters & Developers Private Limited) of the proposed project “MONI BANYAN PHASE-II”situated at Premises No.2651, Nayabad, KMC Ward No.109, P.S. Purba Jadavpur Now Panchasayar, District- South 24 Parganas, Kolkata-700094duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 22/08/2023;

I, Prabir Paul,Director of the promoter (Oiendrila Promoters & Developers Private Limited, CIN NO: U45400WB2009PTC131749,PAN : AABCO1239M, having its registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata - 700042) of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

22 AUG 2023



1. (a) **Mr. Prabir Paul** (PAN:AFQPP2907Q) son of Sri **Santi Ranjan Paul**, age about 50 years, by Faith Hindu, by Nationality Indian, by Occupation **Business**, residing at 783, Anandapur, Urbana Tower-6, Flat No. 2404, P.O. EKTP, P.S. Anandapur, Kolkata - 700107, West Bengal has 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 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 27/03/2027.

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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.

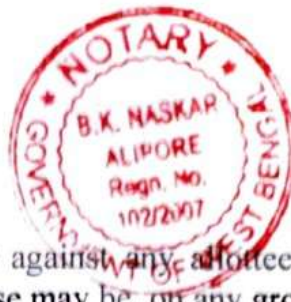
7. That, we / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts 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.



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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.

Oiendriia Promoters & Developers Pvt. Ltd.

Polinlae

Director

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 22nd day of August, 2023

Oiendriia Promoters & Developers Pvt. Ltd.

Polinlae

Director

Deponent



Solemnly Affirmed & Declared
Before me on identification

Bannu

B. K. NASKAR, Notary
Alipore Police Court, Kal 2
Regn. No. 102/2007
Govt. of West Bengal

Identified by me

[Signature]
Advocate

22 AUG 2023