

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 205516



FORM-B
[see [Rule(4)]]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/S. Ortem Credit Pvt Ltd promoter of the proposed project / duly authorized by the promoter of the proposed project vide its authorization dated 01.07.2021..:

I, Bharat Kumar Bagla Son of Late Shree Krishan Bagla aged 67 Years R/o Onkar Tower, 7th floor, Flat 7B, 36A, Garcha 1st Lane, Police Station Gariahat, Post Office Ballygunge, Kolkata 700 019, promoter as director duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have/has a legal title to the land on which the development of the project is proposed
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.
3. That the time period within which the project will be completed by me/ promoter is ..15.03.2024..... (Project Completion Date).

19 JUL 2023

P. K. Datta
Notary
Regn. No.: 1101/96
C.M.M.'s Court
& 3, Bankshall Street
Calcutta - 700 001

No. 2465 Date 18 JUL 2023 Rs. 100.00

Name..... On dem Credit Pvt Ltd

Address..... 2 St. 6. Gate Rd

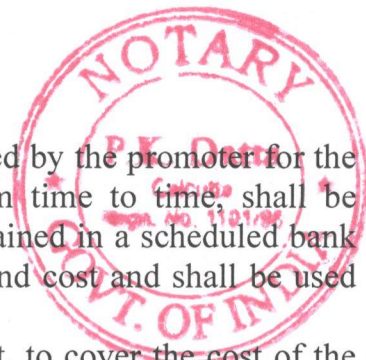
VENDOR : MAMATAJUDDIN GAZI
ALIPORE JUDGES COURT
KOLKATA-700027

K61-22

Signature of Ver



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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



Anaral Kua
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 19th day of July 2023.

Identified by me *[Signature]*
Solemnly Affirmed & Declared before me on identification of advocate *[Signature]*

TINA DAS
Advocate
Regn No. - F-1322/21

P. K. DATTA
Notary

19 JUL 2023

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Notary
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Anaral Kua
Deponent

