



भारत गैर न्यायिक WEST BENGAL

AC 424593

FORM-B

[See Rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Om Prakash Roy duly authorised by promoter of the proposed project vide its/his/their authorisation dated 02.02.2023

I, Om Prakash Roy son of Late Ramdhari Roy aged 65years resident of Tantigeria; PO-Midnapore, PS-Kotwali, PIN-721101 District-Paschim Medinipur, promoter of the proposed project duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I have a legal title to the land on which the development of the project is proposed.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 28th February 2026.

RESHMA CONSTRUCTION

Om Prakash Roy
Proprietor

Anayet
MD. ANAYET ULLA
NOTARY Reg. No. : 135/2022
Govt. of West Bengal
Midnapur Sadar Sub-Division

07 DEC 2023

Contd. Page-2

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered account in practice that the withdrawal is in proportion to the percentage of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



RESHMA CONSTRUCTION
Om Parkash Ray
Proprietor
Deponent

Verification

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me there form.

Verified by me at Midnapore on this 07~~th~~ day of Dec. 2023

Deponent Identified by
Sri. Mithun Jana
and sworn before me
Entry No. 10448
Dated. 07 DEC 2023

Approved
NOTARY
07/12/23

RESHMA CONSTRUCTION
Om Parkash Ray
Proprietor

Deponent
Identified by me

Mithun Jana

Mithun Jana
B.Com., LLB
Advocate & Tax Consultant
Regn. : WB(F)/2362/2626/2019