

Sl No D/420 dated 21 NOV 2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

85AB 024191



*Subhas Kumar Goon*

Managing Partner  
OM CONSTRUCTION

BEFORE THE NOTARY PUBLIC, PURBA  
BARDHAMAN  
FORM -'B'  
[See rule 3(4)]

Affidavit cum Declaration

I, **SUBHAS KUMAR GOON**, one of the partner of the Promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, **LILARANI GHOSH** have a legal title to the land on which the development of the proposed project is to be carried out,

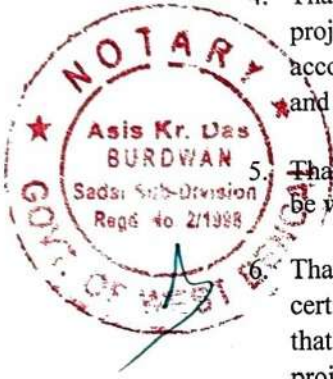
AND

A legally valid authentication of title of such land of the real estate project along with Development Agreement and Power of Attorney is enclosed herewith.

*A. K. DAS*  
Notary  
Govt. of W.B.

21/11/2023 21 NOV 2023

2. That, the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/Promoter is 22.02.2026
4. That, seventy per cent of the amounts realized by me/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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, I, 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, I, promoter shall take all the pending approvals on time from the competent authorities.
9. That, I, promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I, 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.



*Subhas Kumar Goon*

Deponent

**Managing Partner  
OM CONSTRUCTION**

Page 2 of 3

*by  
Gadadhar Maiti*

F/1172/1219 of 2014

*A. K. DAS*  
Notary  
Govt. of W.B.

21.11.2023

21 NOV 2023