

Serial No. A/..... 99 2024

भारतीय गैर न्यायिक

दस
रुपये
₹. 10



TEN
RUPEES
Rs. 10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

95AB 436140



BEFORE THE NOTARY PUBLIC
GOVERNMENT OF INDIA
ALIPORE POLICE COURT



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of GOPA BOSE and SOUMYAJEET BOSE, both are partners of promoter/partnership firm, **M/S. OMM DEVELOPERS**, having its office at A/49/1/4 Gurupada Halder Road, P.S. Kalighat P.O. Kalighat, Kolkata-700026, of the proposed project named "**OMM MANSION**" situated at 12/1, Gurupada Halder Road, P.S. Kalighat P.O. Kalighat, Kolkata-700026, District - Kolkata, Sub Registry Office at Alipore, West Bengal, India.



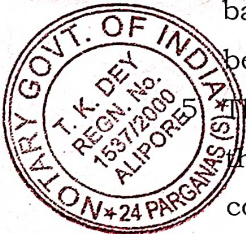
29 MAY 2024



We, **GOPA BOSE**, wife of Prasanta Bose, by faith Hindu, by Nationality – Indian, by occupation – Business, residing at 49/1 Gurupada Halder Road, P.O. Kalighat, P.S. Kalighat, Kolkata- 700026, Kolkata, and **SOUMYAJEET BOSE** son of Prasanta Bose, by faith Hindu, by Nationality –Indian, by occupation – Business, residing at 49/1 Gurupada Halder Road, P.O. Kalighat, P.S. Kalighat, Kolkata- 700026, Kolkata, both are partner of promoter/partnership firm, **M/S. OMM DEVELOPERS**.

Affidavit cum Declaration of **GOPA BOSE** and **SOUMYAJEET BOSE** partners of promoter/partnership firm, **M/S. OMM DEVELOPERS**, of the proposed project do hereby solemnly declare, undertake and state as under:

1. That We promoter have / has a legal title to the land on which the development of the project is proposed 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 me/promoter is 25.03.2025.
4. That forty per cent of the amounts realised 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.



29 MAY 2024



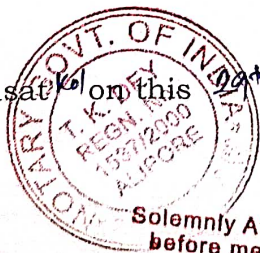
7. That we/ promoters shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts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

Gopa Bose
[Signature]

Deponents

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.



Gopa Bose
 (Gopa Bose)

[Signature]
 (Sourya Deet Bose)
 Deponent

Verified by us at Kolkata on this 29 day of May, 2024

Solemnly Affirmed & Declared before me on Identification

T. K. Dey, Notary
 Allpore Judges'/Police Court, Cal-27
 Reg. No. 1537/2000, Govt. of India

29 MAY 2024

Identified by me
Nabakumar Mukhopadhyay
 Advocate
 Allpore Police Court, Advocate
 Enri. No.-WB/20374/999

29 MAY 2024