



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



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, Director of the promoter (**Oiendrila Promoters & Developers Private Limited**) of the proposed project "**MONI STAR PHASE - III**" situated at Premises No.1914, Madurdah, Ward No. - 108 under Kolkata Municipal Corporation, P.O. & P.S. - Kasba Anandapur, Kolkata-700107, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 17/10/2023;

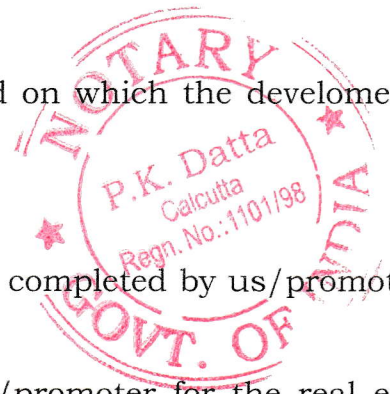
I, Prabir Paul, Director of the promoter (**Oiendrila Promoters & Developers Private Limited**, CIN: U45400WB2009PTC131749; PAN : AABCO1239M, having its registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata 700042) of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

P.K. Das  
Notary  
Regn. No.: 1101/98  
C.M.M.'s Court  
2 & 3, Bankshall Street  
Calcutta - 700 001

17 OCT 2023  
Prabir Paul  
Director

Director

1. That we/ Promoter have/ has 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 us/promoter is 31/03/2025.
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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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 That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
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.



P. K. Datta  
Notary  
Regn. No.: 1101/98  
C.M.M.'s Court  
2 & 3, Bankshall Street  
Calcutta - 700 001

Oiendriia Promoters & Developers Pvt. Ltd.

*[Signature]*

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 17<sup>th</sup> day of October, 2023.

Solemnly Affirmed &  
Declared before me on  
Certification of Advocate

P. K. DATTA  
Notary

17 OCT 2023

Oiendriia Promoters & Developers Pvt. Ltd.

*[Signature]*

Director

Deponent