



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

91AB 361285

FORM 'B'
[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of Mr. ARUNAGATA DAS promoter of the proposed project named "CHITRALEKHA APARTMENT"



I, Mr. ARUNAGATA DAS 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 OR have/has 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 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.

That the time period within which the project shall be completed by me/promoter is 1st December, 2026

That seventy 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.



SS *Arunagata Das*
ARUNAGATA DAS
AS AUTHORISE REPRESENTATIVE OF
OMKAR ENTERPRISE
OMKAR CONSTRUCTION CO.
OMKAR DEVCON PROPERTIES PVT. LTD.

15 DEC 2023

11 DEC 2023

No 1913
Name
Address
Rs 18

Orin Koro Devcon Properties
(P) Ltd.
21 B, Ballygunge Station Rd
AG-19.

Pijush Kanti Chakraborty
Licence Stamp Vender

Alipore Police Court
Kolkata-700 027

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

Arunagata Das
 ARUNAGATA DAS SS
 AS AUTHORISE REPRESENTATIVE OF Deponent
 OMKAR ENTERPRISE
 OMKAR CONSTRUCTION CO.
 OMKAR DEVCON PROPERTIES PVT. LTD.

I, ARUNAGATA DAS (PAN : ADPPD3508F) son of Sri. Dulal Chandra Das , Residing at FE – 423, Second Floor, Sector – III, Salt Lake City, Post Office : I.B. Market, Police Station : South Bidhannagar, North – 24 Paragansa, Kolkata – 700106, do solemnly affirm and confirm that 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 _____ Day of December, 2023.

Arunagata Das
 ARUNAGATA DAS SS
 AS AUTHORISE REPRESENTATIVE OF Deponent
 OMKAR ENTERPRISE
 OMKAR CONSTRUCTION CO.
 OMKAR DEVCON PROPERTIES PVT. LTD.

Verified by me at 15th Day of December, 2023. Identified by me
Prabir Chatterjee
 Advocate

Solemnly Affirmed & Declared
 before me on identification

S. C. Ghosh
 S. C. GHOSH, Notary
 Alipore Police Court, Kol-27
 Reg. No. 925/97, Govt. of India

15 DEC 2023