



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

72AB 496872



Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Saurav Bafna** son of Late Sohan Lal Bafna, residing at P-57 CIT Scheme VIM, Kankurgachi, Kolkata – 700054 promoter of the proposed project as a Designated partner of **Oswal Residential Buildings LLP** duly authorized vide its/his/their authorization dated **29.08.2019**;

I, **Mr. Saurav Bafna** Developer of the proposed project/ duly authorized by the Partners of the proposed project do hereby solemnly declare, undertake and state as under:

1. **ABAS NIBAS PRIVATE LIMITED** have a legal title to the land on which the development of the proposed project is to be carried out.

AND

2. 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.

REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M' s. Court
Kolkata - 700 001

21 FEB 2023

SL. No 7622 OSWAL RESIDENTAL BUILDING LLP
INFINITY LAGOON 6TH FLOOR
Customer ROOM NO 607 EP GP BLOCK
Vill SECTOR V SALT LAKE KOLKATA-700 091

9 NOV 2022

Rs. 15 Lakhs
Vender Mahabub Hasan Paik
Place - Ghateswar A. D. S. R. Office
Dist.- South 24 Parganas.

OSWAL RESIDENTAL BUILDING LLP
INFINITY LAGOON 6TH FLOOR
ROOM NO 607 EP GP BLOCK
SECTOR-V SALT LAKE KOLKATA-700 091

Mahabub Hasan Paik

75AB 48875

পশ্চিমবঙ্গ সরকার পূর্ববঙ্গ



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Mahabub Hasan son of Late Sohan Lal Bhatia, residing at P-27 CIT Scheme VIII, Kankarbagh, Kolkata - 700054, member of the proposed project as a Designated partner of Oswal Residential Building LLP, duly authorized with residential authorization dated 29.08.2017.

I, Mr. Mahabub Hasan, Designated partner of the proposed project duly authorized by the Partner of the proposed project do hereby solemnly declare, undertake and state as under:

1. ABAS NIRAS PRIVATE LIMITED have a legal title to the land on which the development of the proposed project is to be carried out.

AND

2. A legally valid submission of title of such land along with an authorized copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

NOTARY
KANKAR BAGH
C.M. & C. Court
Kolkata - 700 001

21 FEB 2023

3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by the promoter is **August 2027**.
5. That seventy per cent of the amounts realised by us 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.
6. That the amounts from the separated account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of the completion of the project.
7. That the amounts from the separated account shall be withdrawn after it is certified by an engineer, an architect and a chartered accounted in practice that the withdrawal is in proportion to the percentage of completion of the project that we 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 accounted 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 shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we shall not discriminate against any allottee at the time of the allotment of any apartment, plot or building, as the case may be, on any grounds.



OSWAL RESIDENTIAL BUILDINGS LLP

S. B. S.

**Authorised Signatory
CONSTITUTED ATTORNEY
OF ABAS NIBAS PVT. LTD**

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

Verified by me at _____ on this _____ day of _____

OSWAL RESIDENTIAL BUILDINGS LLP

S. B. S.

**Authorised Signatory
CONSTITUTED ATTORNEY
OF ABAS NIBAS PVT. LTD**

Deponent

**REKHA TEWARI
NOTARY
Regn. No.- 10288/13
C.M.M' s. Court
Kolkata - 700 001**

**SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION**

Rekha Tewari
**REKHA TEWARI
NOTARY**

21 FEB 2023