

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

33AA 902585



Before the Notary Public
Govt of India



FORM 'B'

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **MR. PRAHLAD ROY GOENKA**, son of late Onkar Mal Gonka, by Faith- Hindu, by Occupation- Business, by Nationality- Indian and residing at 21/1, Mandeville Garden, P.S.- Gariahat, Kolkata- 700019, being proprietor of "ONKAR GROUP" and the promoter of the proposed project.

Cont...P-2

Prahlad Roy Goenka

02 MAY 2024

I, **MR. PRAHLAD ROY GOENKA**, son of late Onkar Mal Gonka, proprietor of **"ONKAR GROUP"** and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **SRI PRAHLAD ROY GOENKA, SMT. POOJA GOENKA, GAGAN GOENKA HUF**, represented by **KARTA, SRI. GAGAN GOENKA, SMT. NIRMALA DEVI GOENKA, and SRI. GAGAN GOENKA**, 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 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 the promoters is 30.11.2026.

4. That seventy per cent of the amounts realised by the promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That the promoters shall take all the pending approvals on time, from the competent authorities.

02 MAY 2021

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

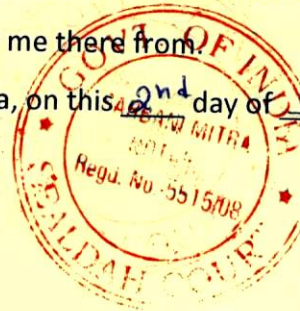
10. That the promoters shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

ONKAR GROUP
Rahul Roy Chowdhury
PROPRIETOR

Deponent

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

Verified by me at Kolkata, on this 2nd day of May, 2024.



ONKAR GROUP
Rahul Roy Chowdhury
PROPRIETOR

Deponent
Identified by me

Subho Kanti Roy Chowdhury
Advocate

SUBHRO KANTI ROY CHOWDHURY
Advocate
HIGH COURT CALCUTTA

Solemnly Affirmed &
Declared Before Me
On Identification By

hm
SARBANI MITRA
NOTARY
Regd. No. 5515/08

02 MAY 2024