

भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत

Rs.20

TWENTY
RUPEES



INDIA NON JUDICIAL

GOVT. OF INDIA WEST BENGAL

KOLKATA
PADMA DAS
Regn. No. 13771/18
GOVT. OF INDIA

FORM 'B'

[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Pinaki Das, son of Pranab Kumar Das, working for gain at 6ES1, 6th Floor, Mani Casadona, Action Area- IIF, Police Station- New Town, Post Office New Town, District- North 24 Pgs, Kolkata- 700156, State- West Bengal, being the authorized signatory of the company M/S Biswas Ventures LLP, Promoter/Developer of the proposed Project "ORA HEIGHTS".

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M.'s Court
Kolkata-700 001

3 JUN 2024

I, Pinaki Das, being the authorized signatory of M/S Biswas Ventures LLP, having its registered office at 6ES1, 6th Floor, Mani Casadona, Action Area- IIF, Police Station- New Town, Post Office New Town, District- North 24 Pgs, Kolkata- 700156, State- West Bengal, Promoter/Developer of the proposed project do hereby solemnly declare, undertake and state as under.

1. That I, Authorised Signatory declared that the Owners have 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 and authenticated copy of the agreement between such owners 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 19th April, 2028.
4. That seventy nine Percent of the amounts realized by me/Promoter for the real estate project from the allottee, 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 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 That the amounts from the separate account, to cover the cost of the Project, shall be withdrawn in proportion to the percentage of completion of the project.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 separate account shall be withdraw after it is certified by an Engineer, and Architect and a Chartered account 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.

PADMA DAS
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11 3 JUN 2024

7. That I, Authorised Signatory of 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 [articular 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 I, Authorised Signatory of Promoter shall take all pending approvals on time, from the competent Authorities.
9. That I Authorised Signatory of Promoter, have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I, shall not discriminate against any allottee at the time of Allotment of any Apartment, Plot of building, as the case may be, on any grounds.

BISWAS VENTURES LLP

[Signature]
Authorized Signatory

Deponent

Advocate Signature

Identified by Me
Himadri Chakraborty
Advocate
Enrollment No. WB/154-A/1991
C.M.M. Court, Kolkata

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]
PADMA DAS
NOTARY

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M.'s Court
Kolkata-700 001

3 JUN 2024

