

Sr. No. 117 Date



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

92AB 064476

BEFORE THE NOTARY PUBLIC  
AT ALIPUR JALPAIGURI POLICE COURT



FORM 'B'

[See rule 3(2)]

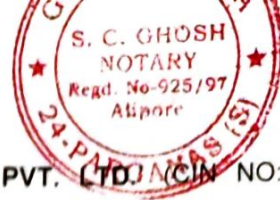
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Ms. Iftesham Seikh, (PAN:LFFPS0340G) daughter of Late Ramjan Ali Sk, age about 23 years, by Faith Muslim, by Nationality Indian, by Occupation Business, residing at Nandabhanga, Bakrahat, South 24 Parganas, West Bengal - 743377, Director of the promoter (OAS REALTY PVT. LTD.) of the proposed project "SONAR GAON PHASE II" situated at Mouza - Makhalia, JL No.-44, P.O.- Bakrahat, P.S. Bisnupur, Under Bakrahat Gram Panchayet, District - South 24 Parganas, West Bengal -743377, duly authorized by the promoter of the proposed project, vide its/his/their authorization 12/12/2023.



12 DEC 2023





I, Iftesham Seikh, Director of the promoter 'OAS REALTY PVT. LTD.' (CIN NO: U70109WB2009PTC135153, PAN : AABCO1647F) having its registered office at Bibirhat More, P.O. - Bakhrahat, P.S. Bisnupur, South 24 Parganas, West Bengal - 743377) of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

1. That the Promoter 'OAS REALTY PVT. LTD.' 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.

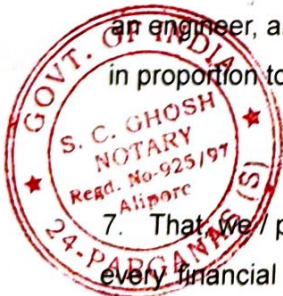
2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by us/promoter is 31/12/2028.

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 That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.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.

02 DEC 2023

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.



OAS Realty Pvt. Ltd.

*Ashish Seal*  
Director

Deponent

**Verification**

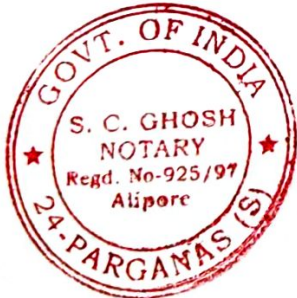
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

Verified by me at Kolkata on this day of December, 2023

OAS Realty Pvt. Ltd.

*Ashish Seal*  
Director

Deponent



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

Identified by me

Advocate

*Nabakumar Mukhopadhyay*

Advocate

Alipore Police Court

Ent. No. W/24/11900

12 DEC 2023