

115



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

14AB 640991



FORM 'A'

[See rule 3(2)]

Affidavit cum Declaration

Affidavit cum Declaration of M/s OAS Realtors Pvt.Ltd. having its registered office at Bibirhat, P.O.- Bakhrhat,P.S.- Bishnupur,Dist.- South 24 Parganas, Pin-743377, West Bengal, promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its board resolution dated 04/07/2019 represented by its Director Mr. Ramjan Ali Sk son of Lt. Sawkat Ali Sk, residing at Nandabhanga,P.O.- Bakhrhat,P.S.- Bishnupur, South 24 Parganas, PIN-743377,West Bengal.

We do hereby solemnly declare, undertake and state as under:

1. That the owners namely OAS Realtors Pvt.Ltd. have a legal title to the land of the proposed project 'Lake Life' measuring about 24.72 decimals more or less, comprised in LR Dag Nos. Dag No.*537.534, being portion of the Zilla Parishad premises No. 596/726/KMDA



1

For OAS Realtors Pvt. Ltd.

Ramjan Ali Sk
Director

16 DEC 2019



AND

a legally valid authentication of title of such land along with an 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 the promoter is **Completion Date** -25/12/2022.
4. That seventy per cent of the amounts realised by the 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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, that the 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.



For OAS Realtors Pvt. Ltd.

Ranjana Ali SK
Director

2

16 DEC 2019





7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the 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.

For OAS Realtors Pvt. Ltd.

Rangan Ali SK

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

For OAS Realtors Pvt. Ltd.

Rangan Ali SK

Director

Verify by me at Kolkata on this Date 16/12/2019

Deponent



Signature Attested
on Identification

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

18 DEC 2019

Identified by me

[Signature]
Advocate