



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

45AB 128297



**Affidavit cum Declaration**

Affidavit cum Declaration of MR. MANOJ KUMAR BHOWMIK S/O MRITUNJOY BHOWMIK, residing at Anandadhara Housing Flat No. A4, Block B, Mahaprabhu Chak, Haldia Twonsheep, Haldia(M), Purba Mednipur, West Bengal 721 607 Director of OM NAMO SIBAYA CONSTRUCTION PVT LTD promoter of the proposed project; CLASSIC RIVERAIN BLOCK 2C

I, MR. MANOJ KUMAR BHOWMIK S/O MRITUNJOY BHOWMIK, residing at Anandadhara Housing Flat No. A4, Block B, Mahaprabhu Chak, Haldia Twonsheep, Haldia(M), Purba Mednipur, West Bengal 721 607 Director of OM NAMO SIBAYA CONSTRUCTION PVT LTD, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, OM NAMO SIBAYA CONSTRUCTION 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 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 06/08/2022.

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OM NAMO SIBAYA CONSTRUCTION PVT. LTD.

Manoj the Bhowmik

Director

4. That seventy percent of the amount realised by me/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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I/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.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I / 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.

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 Monday on this 23<sup>rd</sup> Day of November, 2020.

Deponent

OM NAMO SIBAYA CONSTRUCTION PVT. LTD.  
*Manoj K. Bhosani*  
Director

Identified by me  
  
SUBJAN RAY  
Advocate  
C.M.M. Court, Kolkata

**23 NOV 2020**  
**P. K. Datta**  
Notary  
Reg. No. 1101/98  
C.M.M. Court  
23 & 31, Bankshall Street  
Calcutta - 700001

Solemnly Affirmed &  
Declared before me  
Identification by advocate

  
**P. K. DATTA**  
Notary