

27 JAN 2020

BEFORE THE NOTARY
GOVERNMENT OF INDIA

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

36AB 238692

Affidavit cum declaration

1. Affidavit cum Declaration of M/s. OM CREATION (PAN-AAFF09224K) (hereinafter referred to as 'The partnership firm') a Partnership firm under Indian Partnership act, 1932 (Act IX of 1932) promoter of the ongoing project under 'NILACHAL' lying and situated at Mouza Sukchar, J.L.No.-9, S.No. 14, Touji No.7, Rs. Dag No. 3526, C.S. No. KH - 392 (New 2027) Ward 14, Holding No. 13/K32 (New) within the local ambit of Panihati Municipality Ps. Khardah in the Dist. North 24-Pgs, West Bengal India.

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OM CREATION
Om Creation
Partner

27 JAN 2020

M/s. OM CREATION (represented by its one of the Partner Mr. Narayan Chandra Ghosh) promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

2. That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a Joint Development agreement with M/s. OM CREATION represented by its partners 1) Narayan Chandra Ghosh. 2) Sankar Saha.

AND

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owners and the Partnership Firm for development of the real estate project are enclosed herewith.

3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by the Partnership Firm within the date of 22nd January of 2023
5. That seventy per cent of the amounts realised by the Partnership Firm for the real estate project from the allottees (per proforma agreement for sale), 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.
6. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the Partnership Firm 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.
8. That the Partnership Firm shall take all the pending approvals on time, from the competent authorities.
9. That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Partnership Firm shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



OM CREATION

OM CREATION
Narayan Chandra Ghosh
Partner

27 JAN 2020

I, Sri Narayan Chandra Ghosh , son of Late Bhubaneswar Ghosh , by Nationality Indian, by Occupation Business, residing at 4 no Deshbandhu Nagar,P.O-Sodepur, P.S-Khardah,Kolkata -700110, in the District of North 24-Parganas, WB-743122, solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

For, M/s. OM CREATION

OM CREATION

Narayan Chandra Ghosh

Sri Narayan Chandra Ghosh
Partner

Verification

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

Verified by me at Kolkata on this 27th day of January 2020, Kolkata

OM CREATION

Narayan Chandra Ghosh

Partner

Sri Narayan Chandra Ghosh
Partner

Solemnly affirmed before me on this 27th day of January 2020, Kolkata.



(NOTARY)

Identified by me

Niladri Sankar Das
Advocate.

SOLEMNLY AFFIRMED
&
DECLARED BEFORE ME
ON 27 JAN 2020
BHOLANATH SIL
NOTARY - R / NO - 2262
GOVT OF INDIA

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