भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 51AB 337259

NOTARY P.K. Datta Calcutta Regn. No.:1101/98 GOVT. OF INDIA

FORM 'A'

[See rule 3(2)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Saurav Bafna** son of Late Sohan Lal Bafna, residing at P-57 CIT Scheme VIM, Kankurgachi, Kolkata – 700054 Developer of the proposed project as a Director of **Oswal Properties Pvt Ltd** duly authorized vide his authorization dated **1st March 2011**;

I, **Mr. Saurav Bafna** Developer of the proposed project/ duly authorized by the Director of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have a legal title to the land on which the development of the proposed

AND

P. K. Datta Notary Regn. No. 1101/98 C.M.M.'s Court 2 & 3, Bankshall Street Calcutta - 700001

05 JAN 2021

নন জুডিসিয়াল স্ট্যাম্প মূল্য ৩০-০০ টাকা

ক্রমিক নং ৪৮৪৯ তাং

নাম Oswal Properties Pvt. Ltd.

ঠিকানা 159 Rabindra Sarani, Kol-7

1 DEC 2020

অলোক মণ্ডল

স্ট্যাম্প ভেন্ডার - শ্রী অলোক মণ্ডল

মোকাম- এ.ডি.এস.আর ঘাটেশ্বর, দঃ ২৪ পরগণা

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and the developers for development of the real estate project is enclosed herewith.

2. That details of encumbrances from **Bajaj Finserv Ltd.** including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the time period within which the project shall be completed by me/ promoter is **30th Day of April 2024**.
4. That seventy per cent of the amounts realised by us 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 That the amounts from the separated account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of the completion of the project.
6. That the amounts from the separated account shall be withdrawn after it is certified by an engineer, an architect and a chartered accounted in practice that the withdrawal is in proportion to the percentage of completion of the project that we 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 accounted 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 we shall take all the pending approvals on time, from the competent authorities.
8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we shall not discriminate against any allottee at the time of the allotment of any apartment, plot or building, as the case may be, on any grounds.

Oswal Properties Private Limited

S.B.

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 5th day of January 2021

Oswal Properties Private Limited

S.B.

Deponent

Director

P. K. Datta
Notary
Regn. No. 1101/95
C.M.M.'s Court
2 & 3, Bankshall Street
Calcutta - 700001

Solemnly Affirmed &
Declared before me
Identification by advocate

P. K. DATTA
Notary