

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

53AB 034365



Before the Notary Public
Govt. of India

Before the notary public at Sealdah

FORM 'A'

[See rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERS ON AUTHORIZED BY THE PROMOTER

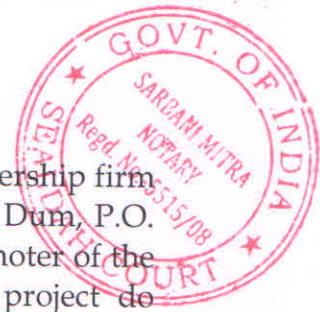
Affidavit cum Declaration

Affidavit cum Declaration of **SRI BASUDEV SAHA**, son of Sri Ruhidas Saha, by faith Hindu, by Nationality-Indian, by Occupation-Business, residing at 385 Dum Dum Road, P.S. Dum Dum, P.O. Motijheel, Dist.-North 24-Parganas, Kolkata-700074, West Bengal, Partner of the firm under the name and style of **OM BISWAKARMA EVENTS** [PAN: AAFFO9439C] a partnership firm having its registered office at 385 Dum Dum Cossipore Road, P.S. Dum Dum, P.O. Motijheel, District North 24-Parganas, Kolkata-700074, West Bengal.

I, **SRI BASUDEV SAHA**, son of Sri Ruhidas Saha, by faith Hindu, by Nationality-Indian, by Occupation-Business, residing at 385 Dum Dum Road, P.S. Dum Dum, P.O. Motijheel, Dist.-North 24-Parganas, Kolkata-700074, West Bengal, Partner of the

18 FEB 2021

Basudev Saha
Partner



firm under the name and style of **OM BISWAKARMA EVENTS** a partnership firm having its registered office at 385 Dum Dum Cossipore Road, P.S. Dum Dum, P.O. Motijheel, District North 24-Parganas, Kolkata-700074, West Bengal, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/We / promoter have /has a legal title to the land on which the development of the project is proposed

OR

"RADHA KRISHNA BHABAN" have/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.

OR

That details of encumbrances: **That our firm OM BISWAKARMA EVENTS [PAN: AAFFO9439C]** a partnership firm having its registered office at 385 Dum Dum Cossipore Road, P.S. Dum Dum, P.O. Motijheel, District North 24-Parganas, Kolkata-700074, REPRESENTED BY IT'S PARTNERS **(1) SRI RANADHIR SAHA, (PAN: AYZPS9689J)**, son of Sri Benimadhab Saha, by faith Hindu, by Nationality-Indian, by Occupation-Engineer, residing at 174, Purba Sinthee Bye Lane, P.S. Dum Dum, P.O. Ghugudanga, Dist. -North 24-Parganas, Kolkata- 700030, West Bengal, **(2) SRI BASUDEV SAHA (PAN: ALUPS4587P)**, son of Sri Ruhidas Saha, by faith Hindu, by Nationality-Indian, by Occupation-Business, residing at 385 Dum Dum Road, P.S. Dum Dum, P.O. Motijheel, Dist.-North 24-Parganas, Kolkata-700074, West Bengal, **(3) SRI TANMOY GHOSH (PAN: ADTPG7125J)**, son of Late Sukumar Ghosh, by faith Hindu, by Nationality-Indian, by Occupation- Business, Resding at 6B, New Road, P.S.-Baguiati, Post: Deshbandhunagar, Dist.-North 24-Parganas, Kolkata-700059, West Bengal, **(4) SRI ASHOK SAHA (PAN: AMAPS7160F)**, son of Sri Gopinath Saha, by faith Hindu, by Nationality- Indian, by Occupation-Business, residing at 37, Sukumar Ghosh Road, P.S. -Belghoria, P.O. Nandannagar, Dist.-North 24-Parganas, Kolkata-700083, West Bengal, became the absolute owner in respect of **ALL THAT** piece or parcel of land admeasuring 3 (Three) Cottaha 11 (Eleven) Chittacks 40 (Forty) sq. ft. be the same a little more or less, lying and situated at Mouza - Dum Dum House, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, under C.S. Khatian No. 88 Corresponding to R.S/ L.R. Khatian No. 2560, Corresponding to L.R. Khatina No. 2560, Comprise to C.S. Dag No. 386, under R.S. Dag No. 386/1622 corresponding to L.R. Dag No. 1010, under P.S. - Dum Dum, under South Dum Dum Municipality, Ward No. 08, being Municipal Holding No. 338, R.N. Guha Road, P.O. - Motijheel, Kolkata - 700074, within the Jurisdiction of A.D.S.R. Cossipore Dum Dum, in the District of North 24 Parganas, details of any rights, title, interest or name of any party in or over such land. That the time period within which the project shall be completed by me/promoter is within **36 (Thirty Six month)** from the date of sanction Plan from the concern South Dum Dum Municipality i.e. **23th day of February, 2023.**

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OM BISWAKARMA EVENTS

Basudev Saha

Partner



4. That seventy per cent of the amount realized 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.

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 that I/promoter shall get the accounts audited within six months after the end of every financial year by a chartered account 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 I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. 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.

OM BISWAKARMA EVENTS
Basudev Saha
Deponent Partner

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 Sealdah on this 18th Day of February, 2021.

OM BISWAKARMA EVENTS
Basudev Saha
Partner
Deponent

Solemnly Affirmed &
Declared Before me
on Identification by.....

[Signature]
SARBANI MITRA
NOTARY
Regd. No.-5515/08

Identify by me:

IDENTIFIED BY ME
Deb Sundar Saha
ADVOCATE
D. S. DABIPA

18 FEB 2021