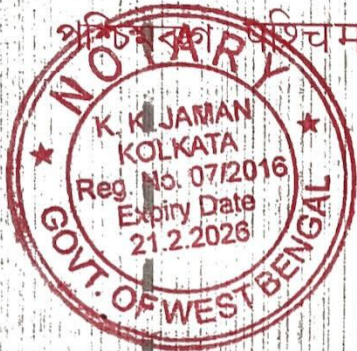
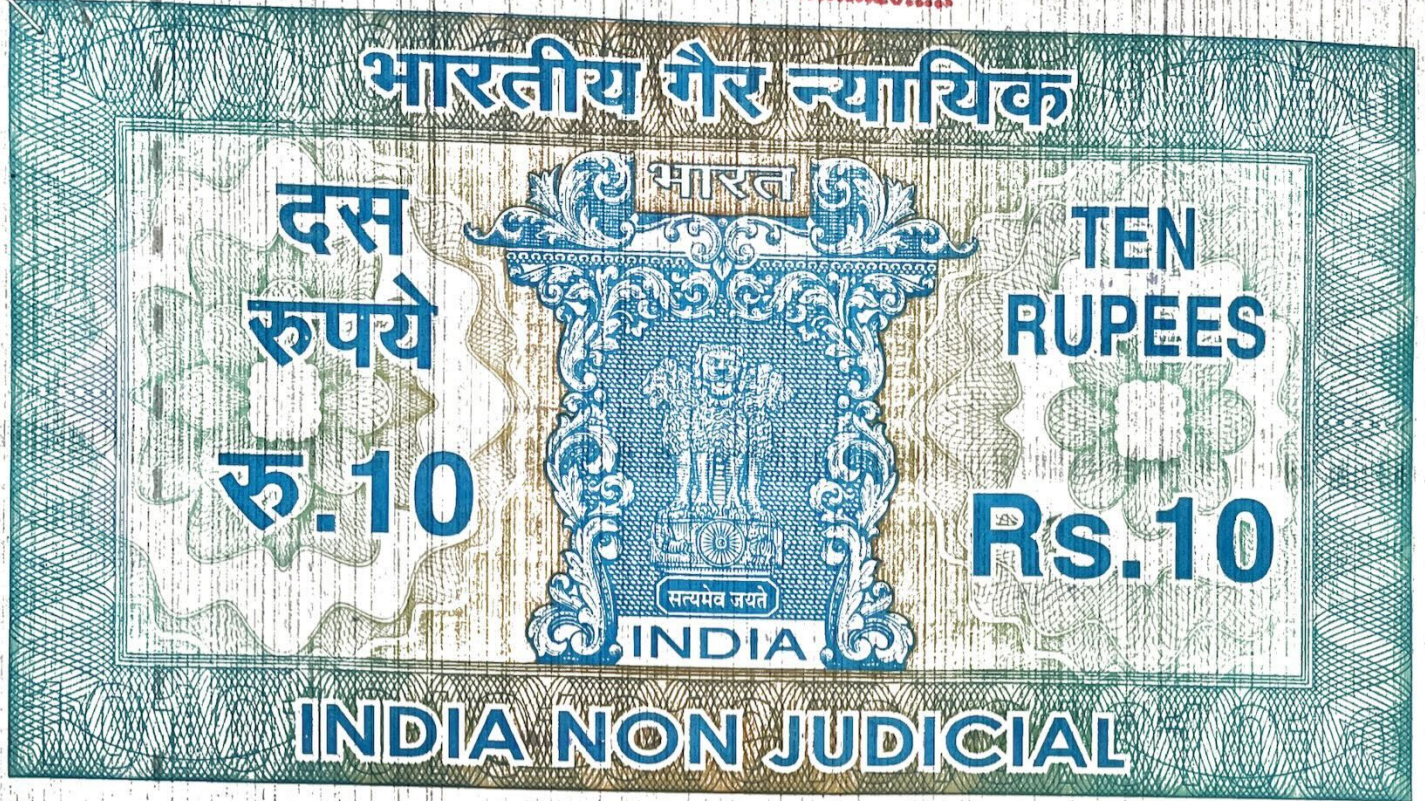


Sl. No. 115 Dated 07 FEB 2025



WEST BENGAL

Before the Notary
at Alipore Judge's Court

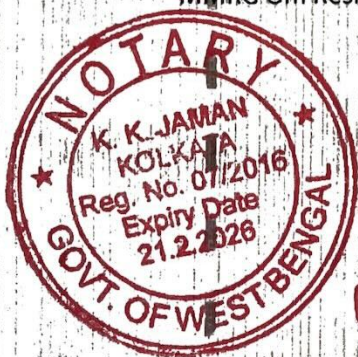
65AB 472090

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Shashank Agarwal duly authorized by the promoter of the proposed project Om Residency vide its authorization dated 01/12/2021

I, Shashank Agarwal S/o Late Om Prakash Agarwal aged 33 Years R/o 65 Tollygunge Circular Road, PO & PS - New Alipore, Kolkata - 700053 duly authorized by the promoter of the proposed project MMRG Om Residency, do hereby solemnly declare, undertake and state as under:



07 FEB 2025

11 6 MAR 2022

Serial No. 2007 Date

Name Manika Aggarwal

Address 65 T. C. R. H.

Plot - 53

Value Rs. 100 P.

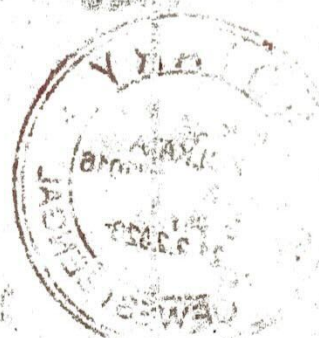
BIDYUT KR. SAHA

Licence Stamp Vendor
Alipore Judges' Court 24 Pgs. (S)
Kolkata-700 027



Stamp Vendor

Signature



1. That Anil Kumar Agarwal (HUF), Late. Om Prakash Agarwal (HUF), Baijnath Agarwal (HUF), Surendra Agarwal (HUF), Rabindra Agarwal (HUF), Anup Kumar Agarwal (HUF), Sourav Agarwal, Monika Agarwal, Bela Agarwal have the legal title to the land on which the development of the project is to be carried out
And

a legally valid authentication of the 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. That the said land is free from all encumbrances.

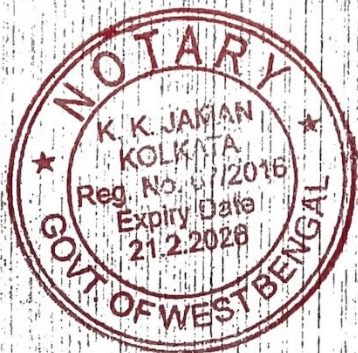
2. That the time period within which the project shall be completed by promoter is 30.06.2026.
3. That seventy per cent of the amounts realized by the promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
4. 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.
5. That the amounts from the separate account shall be withdrawn only 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.
6. That 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 promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
9. That 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.

10. That the amount from the separate account shall be withdrawn only 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.
11. That 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.
12. That promoter shall take all the pending approvals on time, from the competent authorities.

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 7th day of February 2025.



Signature attested
in identification

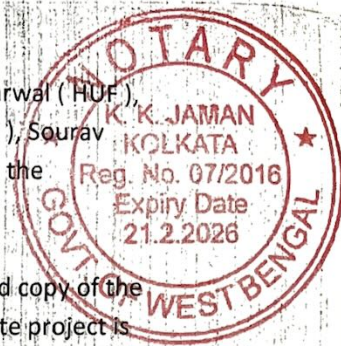
Kazi Khalekujaman
Notary, Govt. of West Bengal
Regn. No. : 07/2016
Kolkata

Identified by me

Debasish Chowdhury
WB/929/1983, Advocate
Alipore Judges' Court, Kol-700 027

07 FEB 2025

Verification



M M R G GROUP
Sashank Agarwal,
Authorised Signatory
Deponent

M M R G GROUP
Sashank Agarwal,
Deponent
Authorised Signatory