

S. No. 13 Date 10 FEB 2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL
BEFORE THE NOTARY PUBLIC
AT ALIPUR'S JUDICIAL COURT
BIPLAB SARDAR REGD. NO 06/2016 02AC 532005

Affidavit Cum Declaration

Affidavit Cum Declaration of Mr. Siddharta Bhatter son of Mr. Sheo Prakash Bhatter aged about 43 years residing at 2, Bishop Lefroy Road, Kolkata – 700020, Director by the Promoter Bhatter Projects Pvt Ltd of the proposed project Bhatter Omya at 927, Kalikapur Road Kolkata – 700099 vide its authorization dated 03.10.2024

I, Siddharta Bhatter, as Director of Bhatter Projects Pvt. Ltd., the Promoter of the Project “Bhatter Omya” do hereby on behalf of the promoter solemnly declare, undertake and state as under:

That Om Leather Art Deco Pvt Ltd have 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 real estate project is enclosed herewith.

That the said land is free from all encumbrances.

That the time period within which the project shall be completed by the promoter is 15th November 2029



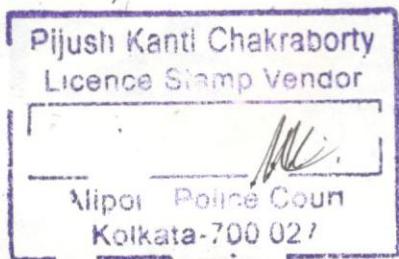
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No 4547 Date

Name...
Address
Rs 10/-

B. C. LAHIRI
Advocate
Alipore Police Court
Kolkata - 700 027



That seventy per cent of the amounts realised by 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 the purpose.

That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.

That promoter shall take all the pending approvals on time, from the competent authorities.

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

That promoter shall not discriminate against any allottee at the time of allotment of any apartment, on any grounds.

Siddhanta Bhattacharya

Deponent

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 this 10th February 2025

Siddhanta Bhattacharya

Deponent

Identified by me

Advocate

*Solemnly Affirmed & Declared
before me on this day of*

BIPLAB SARDAR
NOTARY
Regd. No. 06/2016
Court of West Bengal

10 FEB 2025

Nabakumar Mukhopadhyay

Advocate

Alipore Police Court
Enr. No-WB/2037/1999