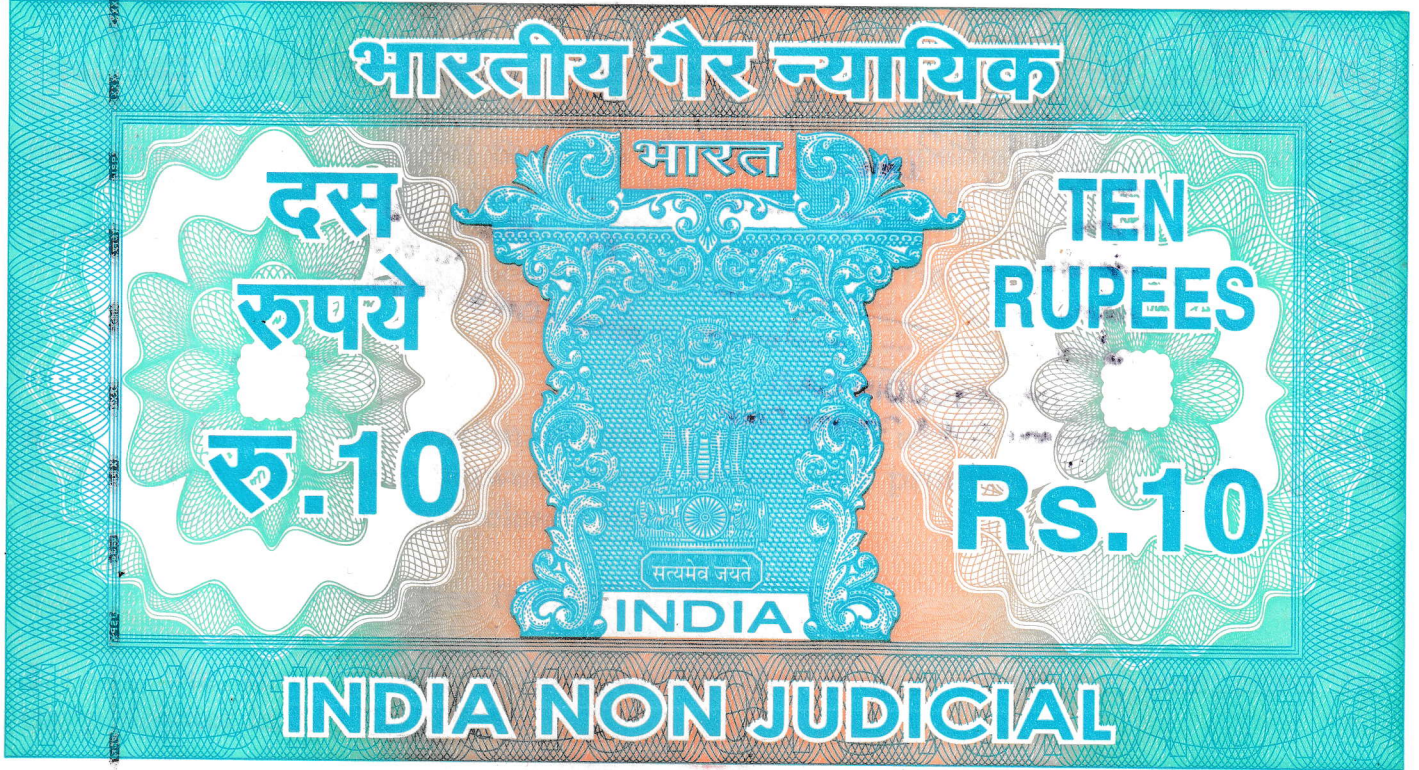




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



FORM 'B'

[See rule 3(2)]

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

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Prabir Paul, (PAN: AFQPP2907Q) son of Sri Santi Ranjan Paul, age about 52 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 783, Anandapur, Urabana Tower-6, Flat No. 2404, P.O. EKTP, P.S. Anandapur, Kolkata - 700107, Director of the promoter (**Oiendrila Promoters & Developers Private Limited**) for the proposed project "**MONI PARADISE**" situated at Premises No. 1933, Nayabad, Ward No. - 109 under KMC, P.O.- Mukundapur, P.S.- Panchasayar, Kolkata-700099, District- South 24 Parganas, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 06 /03/2025;

I, Prabir Paul, Director of **Oiendrila Promoters & Developers Private Limited** (promoter), having CIN: U45400WB2009PTC131749; PAN : AABCO1239M, and registered office at 27B, Bose Pukur Road, P.O. & P.S. Kasba, Kolkata 700042 of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

06 MAR 2025

Oiendrila Promoters & Developers Pvt. Ltd.

Prabir Paul

Director

1.(a) **SRI SINCHAN SINHA**, (PAN -ALMPS2435A), son of Sri Amal Kumar Sinha, by Occupation - Business, (b) **SMT. SHARMILA SINHA**, (PAN- BBUPS9899D), wife of Sri Sinchan Sinha, by Occupation- Housewife, both by Faith - Hindu, both by Nationality - Indian, both are residing at 44/2/52, Jheel Road, P.S. Survey Park, Kolkata - 700075, 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.

3.That the time period within which the project shall be completed by us/promoter is 31/12/2026.

4.That seventy percent of the amounts realised by us/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 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 separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.

6.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, we / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

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

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

06 MAR 2025

Oiendrila Promoters & Developers Pvt. Ltd.

Proberbal

Director

10. That, we / 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.

Oiendrila Promoters & Developers Pvt. Ltd.

P. K. Mazumder

Director

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 on this 6th day of March, 2025.

Oiendrila Promoters & Developers Pvt. Ltd.

P. K. Mazumder

Director

Deponent

Solemnly Affirmed & Declared
Before me on Identification

K. P. Mazumder
K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No 7911/2010 Govt. of India



Identified by me

S. D. G.

Advocate

06 MAR 2025