

SL. No. 11338 19/8/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

09AC 208414

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST. NORTH 24 PARGANAS



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of 'OM SAI CONSTRUCTION' [PAN. AAHF09577B], Developer & Promoter of the proposed project named 'FORTUNE PLAZA' represented by its Partner SWAPAN MUKHERJEE [PAN. AEWPM8694J] [AADHAAR 965062560347].

I, SWAPAN MUKHERJEE [PAN. AEWPM8694J] [AADHAAR 965062560347], son of Late Sudhin Mukherjee, residing at Swasti Apartment (Pubali), I/H-15A, Aswini Nagar, P.O.-Aswini Nagar, P.S.-Baguiati, Kolkata-700159, Partner of 'OM SAI CONSTRUCTION' [PAN. AAHF09577B], promoter and partner of the proposed project named 'FORTUNE PLAZA' do hereby solemnly declare, undertake and state as under:

19 AUG 2025

Si. No. 22618 Sold to ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Address Registration No: F/1314/918/2011.

A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001
Rs. 10/- (Rupees Ten) only

Date: 28 JUN 2025 Sign: 



GOVERNMENT OF INDIA
MINISTRY OF LAW
JUDGES' COURT, BARASAT

1. That the owners of this land are (1) D Mukhopadhyay @ Devasish Mukhopadhyay, Anjan Mukherjee, Sudip Mukherjee and Debnarayan Das Karmakar. We, 'OM SAI CONSTRUCTION' [PAN. AAHF09577B], as a **Developer/Promoter** 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 me /promoter is 17/07/2030.
4. That seventy per cent of the amounts 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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 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 Verification any grounds.

OM SAI CONSTRUCTION

Verification *Swapan Mukherjee*
Deponent
Managing Partner

**Solemnly Affirmed & Declare
before me on identification &
Signed before me**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Aloke Bepari
ALOKE BEPARI
★ NOTARY ★
GOVT. OF INDIA
Regd. No. 53927/25
Bidhannagar Court
Dist.- North 24 Pgs

19 AUG 2025

Anamika Swarnakar
ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT