

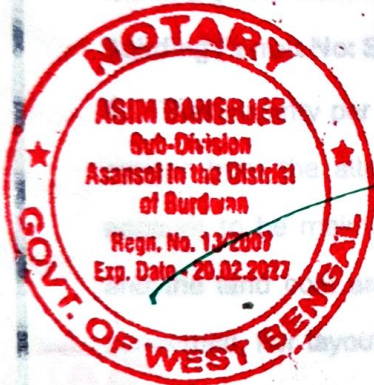
S.L. NO. 76/RS

76/RS



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AX 203720



FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. **CHANDAN KUMAR AGARWAL**, in capacity of Designated partner of **ODEUM PROPERTIES LLP**, the Developer of the proposed project **ODEUM SOLITAIRE** at LR PLOT NO - 1049 & RS PLOT NO- 1746, LR KHATIAN NO- 2961,2970,2962 & 2971 2961, AT MOUZA- NARSAMUDA, JL-9, NARSAMUDA ROAD, BOROUGH - 5, PO - KUMARPUR, PS- ASANSOL (SOUTH), WARD NO -54, , ASANSOL -713304, Under Asansol Municipal Corporation, Dist. - Paschim Bardhaman, West Bengal.

22 SEP 2025

I, **CHANDAN KUMAR AGARWAL (PAN: AHOPA0211C)**, Designated/Authorized partner of **ODEUM PROPERTIEES LLP (PAN: AAJFO0283A)** promoter of the proposed project do hereby solemnly declare, undertake and state as under: -

1. That promoter has entered into development with -1) **Mrs. SUPRITI BANERJEE (PAN- ARWPB1283B)**, 2) **Mrs. SUKLA CHAKRABORTY (PAN- ALJPC2056L)**, 3) **Mrs. BHITIKA CHAKRABORTY (PAN- BEHPC6113C)** and 4) **Mrs. MOULI MUKHERJEE (PAN- AXUPM4793P)**, who possess 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 project is enclosed herewith.

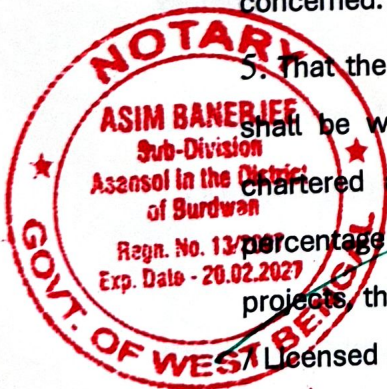
2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by promoter within **5 years from the date of sanction plan by AMC, i.e by 14-07-2030** having **Building Permit No: SWS-OBPAS/1101/2025/0497**.

4. That seventy per cent of the amounts realized 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 that purpose, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

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 to



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the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawals have been made 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 prescribed by the rules and regulations made under the Act.

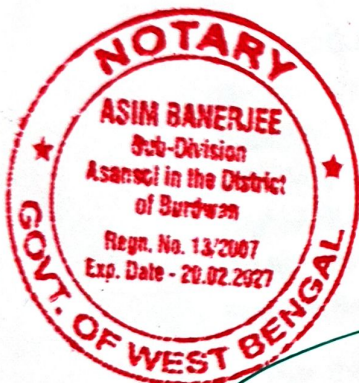
9. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

ODEUM PROPERTIES LLP

Chandan Agarwal
DESIGNATED PARTNER

Chandan Kumar Agarwal

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 Asansol on this 22nd September of 2025.

ODEUM PROPERTIES LLP

Chandan Agarwal

DESIGNATED PARTNER

Chandan Kumar Agarwal

Deponent

ASIM BANERJEE
I solemnly Confirmed & declared on oath before me on identification

ASIM BANERJEE
NOTARY Regn. No. 13/2007
Govt. of W.B., Sub-Division
Asansol in the District of Burdwan

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