



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

33AA 372215

FORM 'B'

[See rule 3(4)]

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

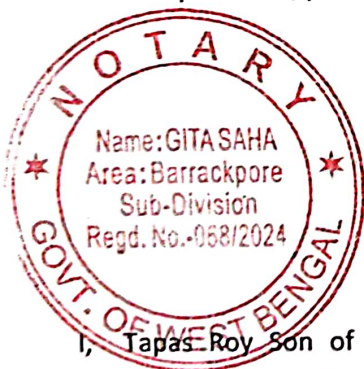
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Tapas Roy, partner of M/s. Om Associates, Developer of the proposed project ANANDA NIKETAN at LR Dag No. 3542, L.R.Khatian No.23240,23252,23253,23285,23287 & 23288, Holding No. 339/1, Ward No.13 at Mouza- Ichapur, PO- Ichapur-Nawabganj, P.S- Noapara, Dist- North 24 Pgs under North Barrackpore municipality, West Bengal, Hereby solemnly declare, undertake and state as under:

1. That our Firm, M/s. Om Associates has a legal title/right to the land on which the development of the project is proposed via a Registered Joint Development Agreement with the land owners namely Smt. Alpana Debnath, Smt. Bliva Dutta Roy, Ms Sunanda Dutta Roy and Mr. Arkadeb Roy being No.150502914/2023 registered at the office of the ADSR Barrackpore.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/developers is 12.9.2027.



4. That seventy per cent of the amounts realized by us/Developers for the real estate project from the allottee, 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
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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 That the amounts from the separate account shall be withdrawn after it is certified by an Engineer, an Architect and a Chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I / Developers 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.
8. That I / Developers shall take all the pending approvals on time, from the competent authorities.
9. That I / Developers have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / Developers 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.



*Tapas Roy*  
( TAPAS ROY )

Deponent

Verification

I, Tapas Roy Son of Late Paresh Chandra Roy, Resident of Kalicharan Roy Lane, P.O- Ichapur-Nawabganj, Dist 24 Pgs (N)-743144 do solemnly affirm that 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 18th day of September 2024

*Tapas Roy*  
( TAPAS ROY )

Deponent

*Identified by*  
*Howe Ramesh Bab*  
*Advised*

