



पश्चिम बंगाल WEST BENGAL

FORM B

[See Rule 3(4)]



08AC 875614

Affidavit cum Declaration

Affidavit cum Declaration (1) SRI SWARNAJYOTI ROY (2) SRI SUMIT MONDAL, Authorized signatory and Designated Partner of **OM SAI ENTERPRISE** Promoter of the Proposed project Name "**PURABI APARTMENT**" lying and situated at Holding No.- AS/15(24/10)BL-BE ARJUNPUR (SOUTH) WARD NO 10 DESBANDHU NAGAR BAGUIATI KOLKATA - 700059 Dis.- 24 -Pgs.(N) undertake and state as under.

1. That (1.)SRI SAMBHU PRASAD NANDAN, (2). SRI GOURANGA PRASAD NANDAN (3).SRI PINTU DEY. Have a legal title to the land on which the development of the proposed project is to be carried out.
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 24-11-2027
4. That seventy percent of the amount realised by me/promoter for the real estate project from the allotted, from time to time, shall be deposited in a separate account to be

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NOTARY
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Kolkata-700001

19 JUL 2025



maintained in 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 That the amounts from the separate account, to cover the cost of the project, shall be Withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in Proportion to the percentage of completion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/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.
8. That 1/ promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That 1/ 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.

Verification

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

Verified by me at 19th on this July Day of December 2025

Deponent

OM SAI ENTERPRISE

Partnership

Sumit Mondal

Signature Only
Identified by me
Narayan Ch. Saha
Advocate
CJM Court, Kolkata-1
Enrollment No. WB/305/1989

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SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

REKHA TEWARI
NOTARY

OM SAI ENTERPRISE
Swaraajyoti Ray
Partnership

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