

Sl. No:-

19/25

Sujata Ghosh Das
Notary, Govt. of West Bengal

Professional Address :-
2D, Tower 5,
Merlin 5th Avenue
Mahishbathan, Sector - V
Saltlake, Kolkata - 7001 102

Notarial Certificate

(Pursuant to Section 8 of The Notaries act, 1952)

ALL TO WHOM THERE PRESENTS shall come, I, Sujata Ghosh Das duly appointed as a NOTARY by the Govt. West Bengal to practice throughout the district Kolkata. Union of India do here by certify authenticate attest as under the execution of the instrument annexed hereto collectively marked "A" on its being executed, admitted and identified by the respective signatures as to the matter contained therein, presented before me by the executants:

Affidavit cum Declaration

Executed by Debayendu Narayan Ray
of p.s - Naraynapur, Kolkata - 700084

1 1 1

18 SEP 2025

hereinafter referred to as the Executants in this the
day of

The Executants having admitted the Execution of the paper, writing "A" and being satisfied as to the identity of the Executants I have attested IN FAITH AND TESTIMONY WHEREOF, I the said Notary have hereunto subscribed by name and affixed my seal of office on this the

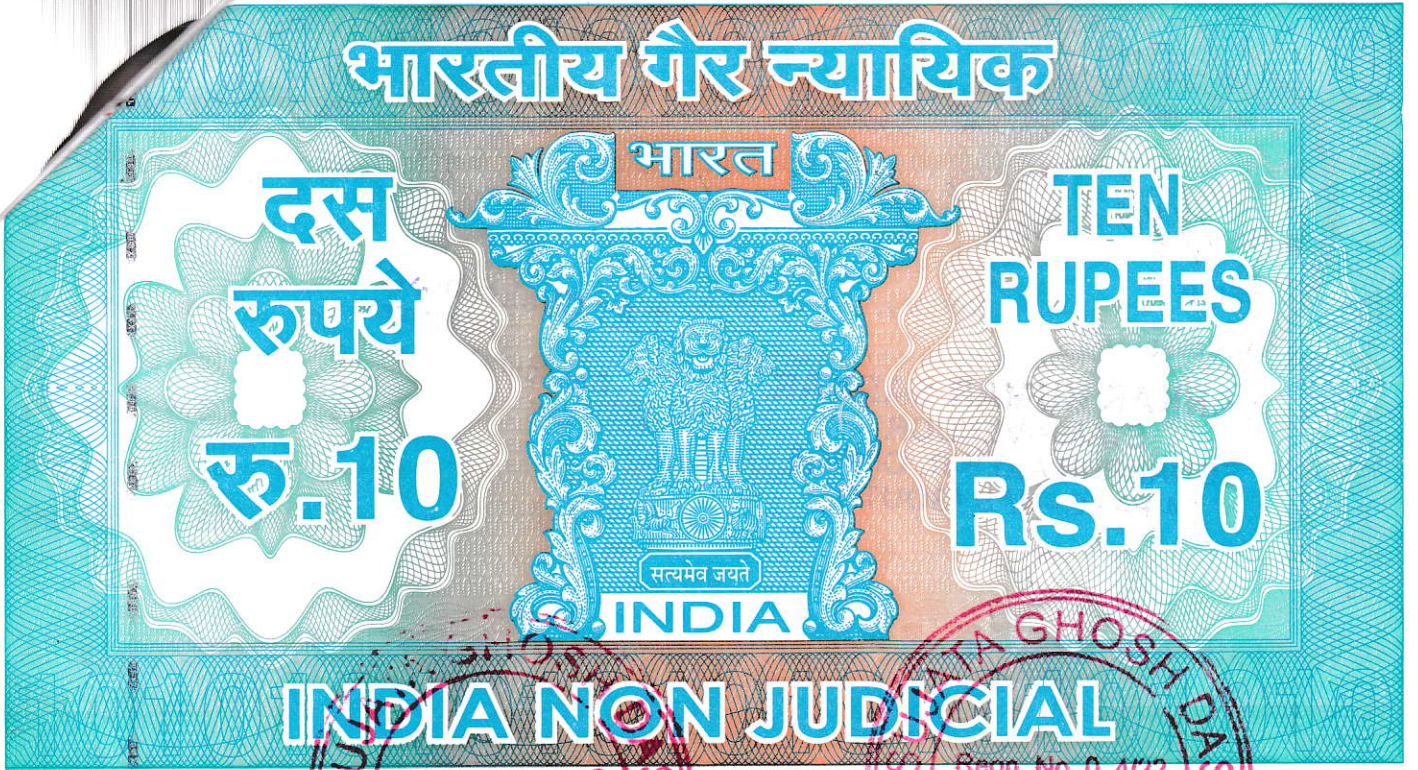
.....day of 18 SEP 2025

Notarial Stamp



S. Ghosh Das
SUJATA GHOSH DAS

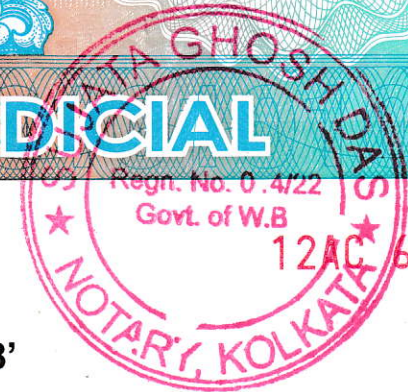
Notary, Govt. of West Bengal



পশ্চিমবঙ্গ পশ্চিমবঙ্গ সরকার Govt. of W.B.



FORM 'B'



[See rule 3(4) of West Bengal Real Estate (Regulation & Developments) Rules, 2021]

TO WHOM IT MAY CONCERN

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Dibyendu Narayan Roy**, son of Late Sitendu Narayan Roy, Proprietor of M/S. OM RELATORS (herein after referred to as the Proprietorship Firm), Promoter of the ongoing project named as “Aditya Appartment” lying & situated at Holding No. 562 , D.M.Fartabad , Ward No. - 28 , Under Rajpur Sonarpur Municipality, P.S. -Narendrapur, Kolkata 700084 at Mouza – Barhansfartabad , J.L. No. - 47, R S No 7,Touzi No 109, R S Dag no 3155 and L R Dag No 3156 R.S. Khatian No. – 216 ,L R Khatian No 3217 and 4708 , , Dist. - 24 Pargs. (South), WB, India.

Dibyendu Roy

SUJATA GHOSH DAS
Notary Govt. Of W.B.
Regn. No. 014/2022
City Sessions Court Kolkata

18 SEP 2025

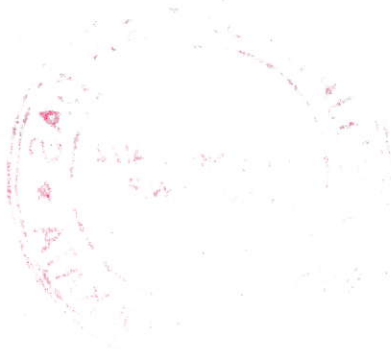
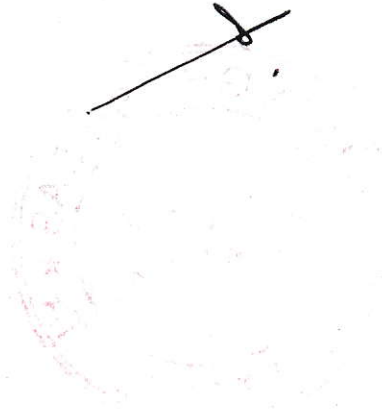
No 1770 Date 18-07-2025 Rs 101

Name.

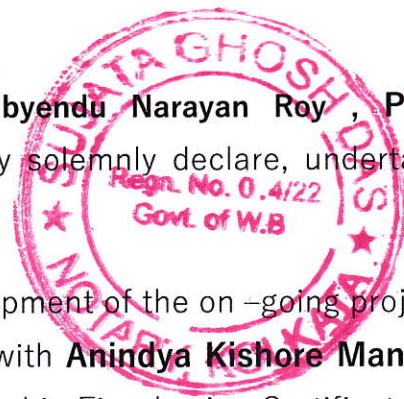
Address

SANKAR KUMAR SARKAR
STAMP-VENDOR
SONARPUR A.D.S R. OFFICE
24 PARGANAS (SOUTH)

T.K. Chakraborti
Advocate
Baruipur Court



OM RELATORS (represented by its Proprietor **Dibyendu Narayan Roy**, PAN **VPR0643J**), Promoter of the on-going project, do hereby solemnly declare, undertake and state as under.



That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a joint development Agreements with **Anindya Kishore Manna, Pankaj Bhusan Gayen** and **M/s OM RELATORS** a Proprietorship Firm having Certificate of Enlistment under Rajpur Sonarpur Municipality bearing **Registration Number 0917P128123259562 Dt. 18/12/2024**

AND

All legally valid authentications of the title of such land along with an authenticated copy of the agreement between such owners and the Proprietor ship Firm for the development of the Real estate project are enclosed herewith

- (1) That the said land is free from all encumbrances.
- (2) That the time period within which the project shall be completed by the Proprietorship Firm within the date of **28/11/2026**.
- (3) That seventy percent of the amounts realized by the Proprietorship Firm for the Real Estate Project from the allottees (as per proforma agreement for sale), 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.
- (4) 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.
- (5) 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.

SUJATA GHOSH DAS
Notary Public, West Bengal.
Regn. No. 014/2022
City Sessions Court Kolkata

18 SEP 2025

That the Proprietorship firm 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 by such chartered accountant and it shall be verified during the audit that the amounts collected for a Particulars 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.

(7) That the Proprietorship Firm shall take all the pending approvals on time, from the competent authorities.

(8) That the Proprietorship Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act

(9) That the Proprietorship Firm shall not discriminate against any Allottee or Allotees at the time of allotment of any apartment, Plot or building, as the case may be, on any grounds

(10) That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 and the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & Rules shall prevail in those cases.

(11) That any contradiction arises in the future the Deponent will be responsible for it.

I, **Dibyendu Narayan Roy, PAN ADVPR0643J** son of Late Sitendu Narayan Roy, **Proprietor of M/S. OM RELATORS**, Developer of the ongoing project "**Aditya Apartment**", residing at Swarnabithi, 95 East Balia, Garia Station Road, P.O. Garia, P.S. Sonarpur, Kolkata 700084 District South 24 Parganas WB, India,.

I solemnly affirm that the facts stated in paragraph 1 to 11 are true and correct to the best of my Knowledge and belief and no material fact has been concealed.

For Om Relators

OM REALTORS

Dibyendu Narayan Roy

PROPRIETOR

Identified by me

Biswath Nath De

BISWATH NATH DEY

Advocate

High Court Calcutta

Regn No. 311/1976

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

S. Gomon

NOTARY

SUJATA GHOSH DAS
Notary Govt of W.B.
Regn. No. 014/2022
City Sessions Court Kolkata

18 SEP 2025

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 Kolkata on this 18th.....day of September.2025

For Om Relators

OM REALTORS

PROPRIETOR

18 SEP 2025

INSTRUMENT "A" dated.....day of

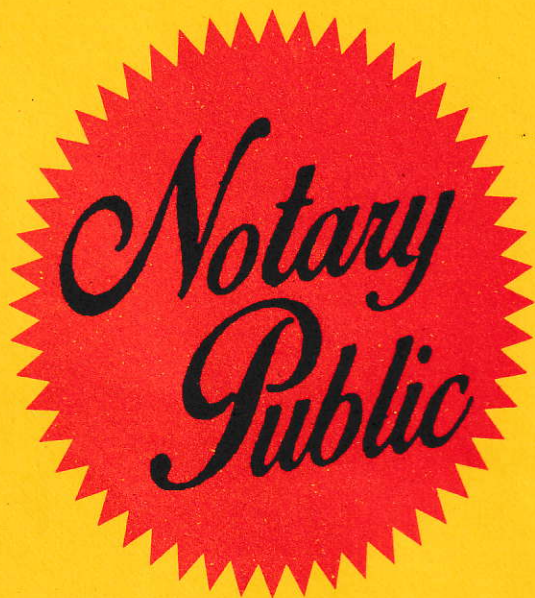
.....

with

Notarial Certificate

Dated.....Day of.....

Sl. No:- 19/25



In the matter of:

Notarial Certificate

Notarial Certificate

SUJATA GHOSH DAS

ADVOCATE

NOTARY PUBLIC

MOBILE:- 9123057011