

भारतीय गैर न्यायिक WEST BENGAL

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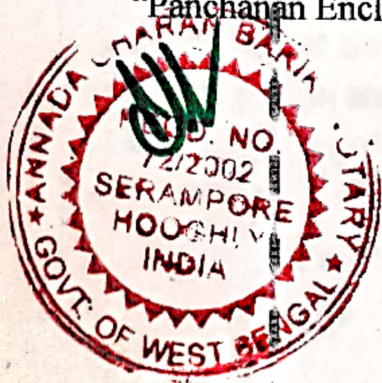


FORM 'B'  
[See rule 3(4)]

**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 Joy Nath, s/o Manick Chandra Nath, by nationality Indian, by faith Hindu, by occupation business, residing at 8A, Satish Chandra Ghosh Lane, Mahesh, Serampore, Hooghly-712202 (W.B.), partner of M/s. Onex Real Estates, the promoter of the proposed project "Panchanan Enclave, Block-A".



24 DEC 2025

নং ৬৬৭২  
সন ২০২৫/২০<sup>th</sup> November  
ক্রেতার নাম Omni Real Estate  
সা Seenu

মুদ্রা Teu Rumakom  
উদ্দেশ্য ক্রেতার  
শ্রী আদিত্য রক্ষিত  
সাং. শ্রীরামপুর হুগলী

FORM B  
(see rule 34)

REGISTRATION REPORTED BY THE PROPRIETOR OR THE PERSON AUTHORIZED BY THE PROPRIETOR

Proprietor's Declaration

This is to certify that the information furnished in this report is true and correct to the best of my knowledge and belief and I am not aware of any fraud or illegality involved in the execution of the above mentioned instrument.



I, Joy Nath, partner of M/s. Onex Real Estates, the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That we have 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 real estate project is enclosed herewith.

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

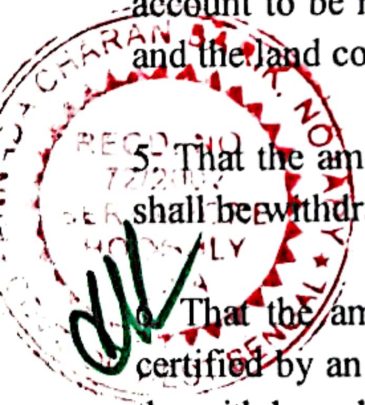
3. That the time period within which the project shall be completed by promoter is 23.09.2028.

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.

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, Joy Nath, partner of M/s. Onex Real Estates, the 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 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, Joy Nath, partner of M/s. Onex Real Estates, the promoter shall take all the pending approvals on time, from the competent authorities.

9. That I, Joy Nath, partner of M/s. Onex Real Estates, the promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I, Joy Nath, partner of M/s. Onex Real Estates, the 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.



ONEX REAL ESTATES  
*Joy Nath*  
PARTNER  
Deponent

**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 Serampore on this 21<sup>st</sup> day of December, 2025.

Identified by Me

*Sukumar Naskar*

Advocate  
SUKUMAR NASKAR  
ADVOCATE  
SERAMPORE COURT, HOOGHLY

ONEX REAL ESTATES  
*Joy Nath*  
PARTNER  
Deponent

SOLEMNLY AFFIRMED & REGULATED BEFORE ME  
ON 21<sup>st</sup> DEC 2025 BY ADVOCATE  
*A. C. DARIK*  
Notary Public, West Bengal (India)  
Regd. No. 72/2002, Serampore Court  
Serampore, Hooghly

24 DEC 2025