

पश्चिम बंगाल WEST BENGAL

AN 163602



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

**AFFIDAVIT CUM DECLARATION**

Affidavit cum Declaration of Mrs. Rekha Gupta promoter of the proposed project / duly authorized by the promoters of the proposed project, vide its/his/their authorization dated 30.04.2023;

I, Mrs. Rekha Gupta, Wife of Sri Rakesh Gupta, aged 40 years, resident of Flat No. B1, Vinayak Apartment, Sarkarpara, Sevoke Road, Siliguri – 734 001, West Bengal, promoter of the proposed project / duly authorized by the promoters of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the firm has a legal title to the land on which the development of the on-going project is carried out AND a legally valid authentication of title of such land 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 me/promoter is 31.03.2026.
4. That seventy per cent of the amounts realised by me/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.

*Prakash Gupta*  
SRI PRAKASH GUPTA  
Notary Govt. of India  
Suri, Darjeeling  
Regd. No. 13778

03 JUN 2023

NON JUDICIAL STAMP

31 MAY 2023

No. 7443 Dated .....

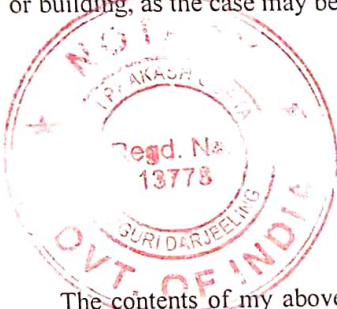
Name Oasis Ventures

of JW

Value Rs. 100/- (Rupees One hundred only.)

*Babysaha*  
Govt. Stamp Vendor  
Siliguri Court  
License No. 172/RM, dt. 12/01/2016

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



Oasis Ventures  
 Partner  
 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 Siliguri on this 03rd day of June 2023.

**AFFIDAVIT**  
 Solemnly Affirmed before me  
 By Mrs. R. Gupta  
 Of Siliguri  
 Identified by M. Buri  
 This the 03rd Day of June 2023

Gupta  
 M. PRAKASH GUPTA  
 Notary Govt. of India  
 Siliguri, Darjeeling  
 Regd. No. 13778

Oasis Ventures  
 Partner  
 Deponent  
 IDENTIFIED BY ME  
 ADVOCATE / SILIGURI

03 JUN 2023