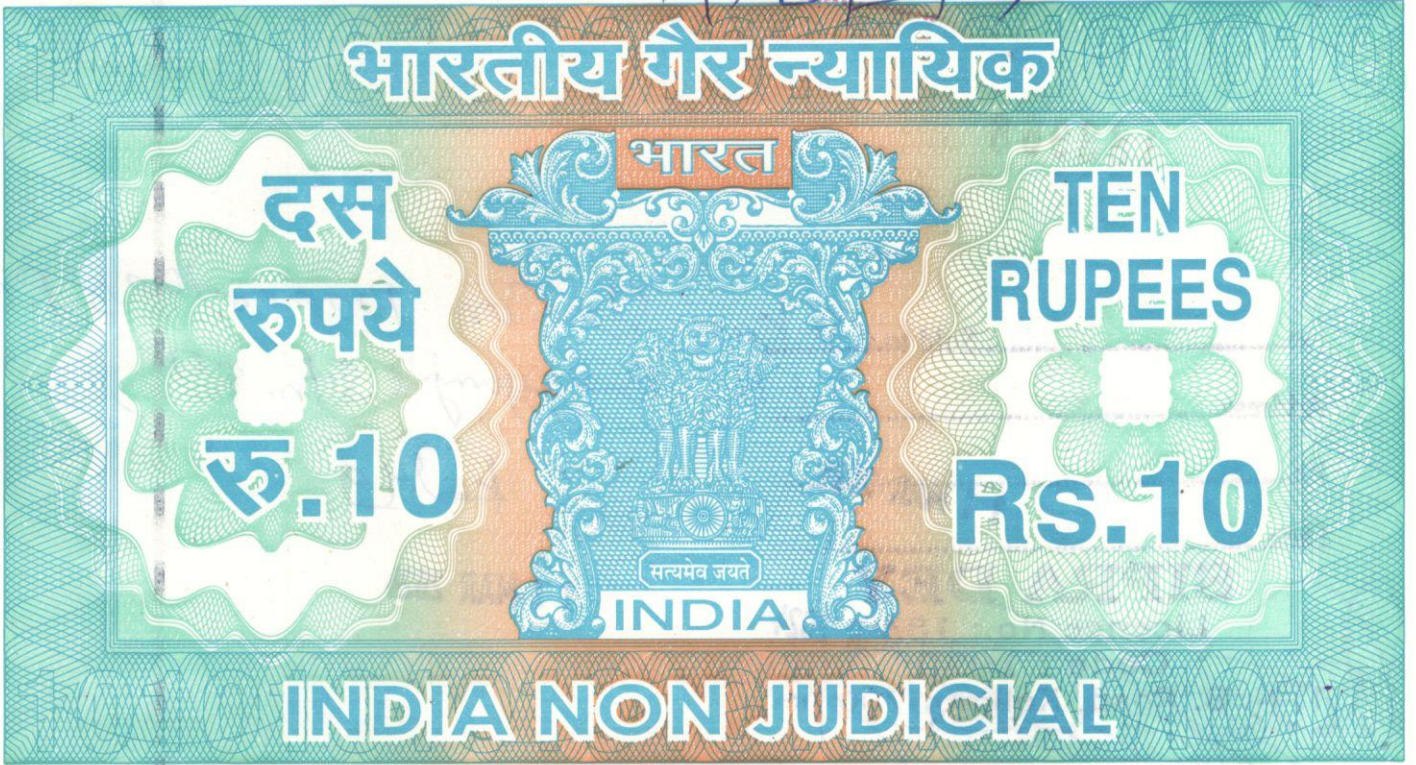


Serial No. 128/3/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700 027 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 OMKAR DEVCON PROPERTIES PVT. LTD. promoter of the proposed project AKSHARA APARTMENT;

I, ARUNAGATA DAS Director of the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

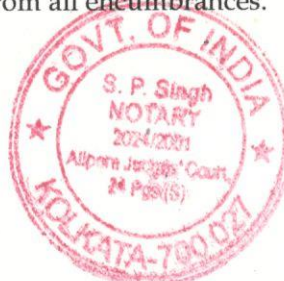
1. Sri. Dilip Kumar Roy & others have/has a legal title to the land on which the development of the proposed project is to be carried out

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.

23 MAR 2024



183968

NO..... Sold to Ankar DerCon Properties P. Ltd

Address..... 21 B, Ballygunge Sth. Rd.,

Rs..... ₹ 49

Date..... 11 MAR 2024

11 MAR 2024

SIPRA DEY

Licence No.: 18 11 MAR 2024

Code : 1070

1, N. S. Road, Kolkata-700 01

[Handwritten signature]





3. That the time period within which the project shall be completed by me/promoter is 30th November, 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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



OMKAR DEVCON PROPERTIES PVT. LTD.
Shunagata
Deponent *Director*

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 28 MAR 2024 on this _____ day of _____

Signature Attested

[Signature]
(S. P. SINGH)
NOTARY
Govt. of India
Reg. No.-2074/2000

OMKAR DEVCON PROPERTIES PVT. LTD.
Shunagata
Deponent *Director*

identified by me

Debanish Chowdhury
Debanish Chowdhury
Advocate
Alipore Judges' Court Kol-27
WB/929/1982

28 MAR 2024