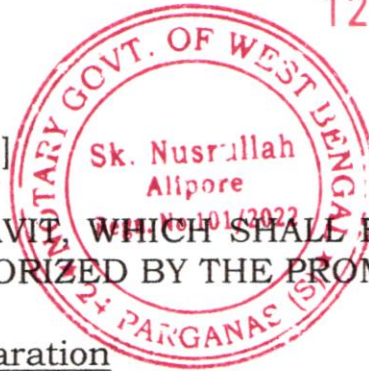


22 AUG 2025



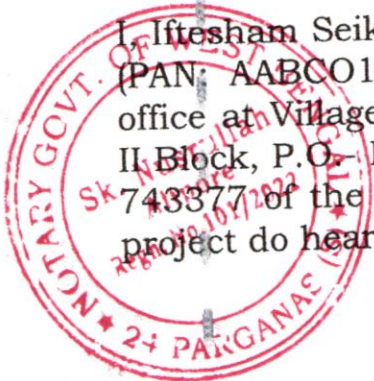
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

12AC 225230

BEFORE THE NOTARY PUBLIC  
GOVERNMENT OF WEST BENGALFORM 'B'  
[See rule 3(2)]DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED  
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTERAffidavit cum Declaration

Affidavit cum Declaration of Ms. Iftesham Seikh, (PAN: LFFPS0340G) daughter of Late Ramjan Ali Sk, age about 24 years, by Faith Islam, by Nationality Indian, by Occupation Business, residing at Village Nandabhanga, P.O.- Bakhrahat, P.S.- Bishnupur, District South 24 Parganas, Pin- 743377, Director of the promoter (**OAS REALTY PRIVATE LIMITED**) for the proposed project "**LAKELIFE TOWNSHIP**" situated at Mouza- Gazipur, J.L. No. - 24 under Nahazari Gram Panchayat, P.O.- Nahazari, P.S.- Bishnupur, District- South 24 Parganas, Pin Code- 743503, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 22 /08/2025;

I, Iftesham Seikh, Director of the (promoter) **OAS REALTY PRIVATE LIMITED** (PAN: AABCO1647F) & (CIN- U70109WB2009PTC135153) having registered office at Village Nandabhanga, Bakhrahat Gram Panchayat under Bishnupur II Block, P.O.- Kanganberia, P.S.- Bishnupur, District South 24 Parganas, Pin- 743377 of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:



22 AUG 2025

OAS Realty Pvt. Ltd.

  
Director

03 JUN 2025

3012

No. .... ₹10/- Date.....

Name: .... Das Realty Pvt. Ltd.

Address: .... Sanjua Bibirhat, Bahhraghat,

Vendor : .....

Pin 743322

Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, Kol-27

1. That the promoter **OAS REALTY PRIVATE LIMITED**, has a legal title to the land on which the development of the project is proposed 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 us/promoter is **28/02/2028**.

4. That seventy percent of the amounts realised by us/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 schedule 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, we / 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, we / promoter shall take all the pending approvals on time from the competent authorities.

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we / 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.



**22 AUG 2025**

**OAS Realty Pvt. Ltd.**

*[Signature]*  
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 Kolkata on this 22<sup>nd</sup> day of August, 2025

OAS Realty Pvt. Ltd.

Director

Deponent

OAS Realty Pvt. Ltd.

Director



Signature Attested  
on Identification

Sk. Nusrullah  
Notary, Govt. of West Bengal  
Regn. No. 101/2022  
Alipore, Judges' & Criminal Court  
Kolkata-700027

IDENTIFIED BY ME  
  
Advocate

22 AUG 2025