

Sl. No. 24882 Dated 17.12.25

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST. - NORTH 24 PARGANAS



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **OM ENTERPRISE** [PAN. BKSPB1268A], Developer/Promoter of the proposed project named '**VINAYAK APARTMENT**' represented by its Proprietor **RINA BANERJEE** [PAN. BKSPB1268A], [AADHAAR NO. 691999912239], [D.O.B. 29.07.1971 & [MOBILE NO. 8240730533]

I, **RINA BANERJEE** [PAN. BKSPB1268A], [AADHAAR NO. 691999912239], [D.O.B. 29.07.1971 & [MOBILE NO. 8240730533], Wife of Prasun Banerjee, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Flat No.3A, Third Floor, Sree Krishna Apartment, AD-96/11,12, Samar

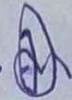
17 DEC 2025

Sl. No. 21568 Sold to

ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT
Registration No: F/1314/018/2011.

Address.....

A. K. Maity
Licensed Stamp Vendor
10, Old Post Office Street
Kolkata - 700001
Rs. 10/- (Rupees Ten) only

Date: **23 JUN 2025** Sign. 



WEST BENGAL
REFER TO THE NOTARY PUBLIC
AT RIDDHANAGAR
DIST - NORTH 24 PARAGANA

15 DEC 2025

Dey Sarani, P.O. Krishnapur, P.S. Baguiati, Kolkata- 700102,
District- North 24 Parganas, West Bengal, Proprietor of **OM
ENTERPRISE [PAN. BKSPB1268A]**, Developer/Promoter of the
proposed project named '**VINAYAK APARTMENT**' do hereby solemnly
declare, undertake and state as under:

1. That the owners of this land are **(1) PRASUN BANERJEE & (2) RINA BANERJEE**. We **OM ENTERPRISE [PAN. BKSPB1268A]**, as a **Developer/Promoter** with an authenticated copy of the agreement between one of the owners 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 period within which the project shall be completed by us /promoter is **25/04/2028. [25.04.2028]**
4. That seventy per cent of the amounts realized 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 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 engineer, an architect and a Chartered Accountant in practice that the withdrawal proportion to the percentage of completion of the project.
7. That promoter shall get accounts audited within 6 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/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 Verification any grounds.

Deponent

OM ENTERPRISE

Rina Banerjee

Proprietor

Verification

Solemnly affirmed and declared contents of my above Affidavit cum Declaration are true and correct and
before me u/s nothing material has been concealed by me therefrom.

139 CPC and u/s 333BNS 2023

Verified by me at Kolkata on thisday of, 2025

Aloke Behari
ALOKE BEPARI
NOTARY
Regd. No. - 53927/25
Gov. of India

17 DEC 2025

Anamika Swarnakar
ANAMIKA SWARNAKAR
ADVOCATE
JUDGES' COURT, BARASAT