



WEST BENGAL

30AA 570028

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of **MR. RAJU SHAH** [PAN NO AQBPS4191B ] [AADHAR NO 4829 6889 5665 ], son of Sri. Ashok Shah, aged about 39 years, by Faith- Hindu, by Occupation- Business , by Nationality- Indian and residing at Matigara Bazer , P.O.- Matigara ,P.S.-Matigara ,Siliguri , in the District of Darjeeling , West Bengal, Pin – 734010 , being the Director of “ **OMHANS BUILD CITY PVT LTD** ” and being the promoter of the proposed project.

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Solemnly Affirmed & Declared  
Before me on Identification

*Pashupati Shah*  
Pashupati Shah  
NOTARY SILIGURI

**NON JUDICIAL STAMP**

SL. NO. 896 ..... DATE 18/7/24  
NAME Om kumar Prasad Singh PVT LTD  
OF INDIA .....  
Rs 20 RUPEES Twenty only

*Sanjit Kumar Roy*  
**SANJIT KUMAR ROY**  
Stamp Vendor  
Siliguri Court  
No - 169RM/2018

I, **MR. RAJU SHAH**, Director of “ **OMHANS BUILDCITY PVT LTD** ” and being the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That **LANDLOAD NAME** is **SRI UDAI CHANDRA SHARMA , S/o- Late Hari Prasad Sharma** 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 the promoters is (**DELEVERY DATE OF PROJECT 31<sup>st</sup> December 2027** ).

4. That seventy per cent of the amounts realized by the promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoters 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 the promoters shall take all the pending approvals on time, from the competent authorities.

9. That the promoters have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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.



OMHANS BUILD CITY PVT. LTD.

*[Signature]*

Director

Deponent

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Siliguri, on this 3<sup>rd</sup> day of July, 2024.

**AFIDAVIT**  
Solemnly affirmed before me  
by Raju Shah  
of metigara  
identified by N. Shah (W)  
This the 3<sup>rd</sup> Day of July 2024  
[Signature]

OMHANS BUILD CITY PVT. LTD.

*[Signature]*

Director

Deponent  
Identified by me

*[Signature]*  
21/7/2024  
Advocate

Solemnly Affirmed & Declared  
Before me on Identification  
31/07/24  
Pashupati Shah  
NOTARY SILIGURI