भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

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PASHUPATI SHAH NOTARY Regd. No. 555208 Area Siliguri APP. BY GOVT. OF INDIA

OMSJ Developers LLP
Sujit Kumar Agarwal
Partner

FORM 'B'
[See rule 3(4)]
Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sujit Kumar Agarwal, Son of Late Raj Kumar Agarwal, aged about 46 years, resident at Asmi Kunj, Block-B, Ashrampara, Siliguri, District-Darjeeling, Partner of OMSJ DEVELOPERS LLP, duly authorized by the promoter (OMSJ DEVELOPERS LLP) of the proposed project – **"VYOM RESIDENCY"**, vide its/his/their authorization dated 21st July, 2022.

I, **Mr. Sujit Kumar Agarwal**, Son of Late Raj Kumar Agarwal, aged about 46 years, resident at Asmi Kunj, Block-B, Ashrampara, Siliguri, District-Darjeeling, promoter (OMSJ DEVELOPERS LLP) of the proposed project duly authorized b the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

Solemnly Affirmed & Declared
Before me on Identification
01/07/22
Pashupati Shah
NOTARY SILIGURI

NON JUDICAL STAMP

No. 999. Date: 09.03.23.

Sold Omsj Developer LLP.

of

Value Rs.

(Budhangshu Saran Roy)
Govt. Stamp Vendor
L. No.173/R.M.
Siliguri Court

PASHUPATI SHAH, NOTARY
Regd.No.555208
Area Siliguri
APP. BY GOVT. OF INDIA

OM Developers LLP
Partner

1. That promoter has a legal title to the land (12 Kathas and 5 Chhatak) on which the development of the project is proposed.

   AND

   That Sri Naresh Kumar Agarwal (12 Katha and 6 Chhatak) and Sri Manoj Kumar Agarwal (12 Katha 6 Chhatak) have a legal title to the land which the development of the proposed project is to be carried out.

   AND

   A legally valid authentication of the title 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 the project shall be completed by the promoter is 31st December 2024.
4. THAT seventy percent 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 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 bank 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 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.

Solemnly Affirmed & Declared
Before me on Identification
11/07/23
Pashupati Shah
NOTARY SILIGURI

PASHUPATI SHAH, NOTARY
Regd. No. 555208
Area Siliguri
APP. BY GOVT. OF INDIA

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.

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 28th day of April, 2023

OMSJ Developers LLP
Sujit Kumar Agarwal
Partner

DEPONENT

Identified by me
01/5/23

Solemnly Affirmed & Declared
Before me on Identification
01/05/23
Pashupati Shah
NOTARY SILIGURI