



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

46AB 041477



OMSJ Developers LLP  
*[Signature]*  
Partner

FORM 'A'  
[See rule 3(2)]

Affidavit cum Declaration of Mr. Om Prakash Agarwal, Son of Late Puran Chand Agarwal, aged about 62 years, permanently residing at 240, Sevoke Road, Siliguri, District - Darjeeling, Partner of OMSJ DEVELOPERS LLP, duly authorised by the promoter (OMSJ DEVELOPERS LLP) of the proposed project - "VYOM RESIDENCY", vide their authorisation dated 15<sup>th</sup> May 2019.

Voluntarily Affirmed & Declared  
Before me on Identification.

*[Signature]*  
30/07/2020  
Pashupati Shah  
NOTARY SILIGURI

SL. NO. 3072 Date 18, 6, 2020  
PURCHASER Omsi Developments LLP  
Full Address SL6  
Total Value 101  
Stamp Purchased from JPG Treasury-1

*JRD*  
**STAMP VENDOR**  
**JAYA RANI DAS**  
Licence No.1 of 99-2000  
Addl. DSR Office, Rajgani, Jalpalour



*20/06/20*



OMSJ Developers LLP

Partner

I, duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

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

**AND**

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

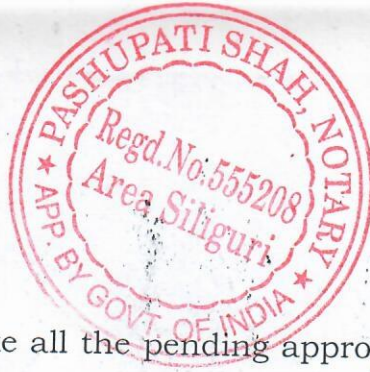
**AND**

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 promoter is 31<sup>st</sup> December, 2024.
4. **THAT** seventy per cent of the amounts realised by the 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 **THAT** the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 that 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 the completion of the project.

Notary Affirmed & Declared  
before me on Identification

Pashupati Shah  
NOTARY SILIGURI



7. **THAT** I shall take all the pending approvals on time, from the competent authorities.

8. **THAT** I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. **THAT** I 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 30th day of July, 2020.

### AFFIDAVIT

Solemnly Affirmed Before me  
By Om Prakash Agarwal  
of Siliguri  
Identified by N. Shah  
This the 30th day of July 2020

OMSJ Developers LLP

Agarwal  
Partner

Identified by N. Shah  
Advocate (Siliguri)  
30/7/2020

Solemnly Affirmed & Declared  
Before me on Identification

30/07/2020  
Pashupati Shah  
NOTARY SILIGURI