



बंगाल WEST BENGAL

39AA 411758

BEFORE THE NOTARY AT BARRACKPORE
NORTH 24 PARGANAS

FORM 'B'
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Soham Aich ,Director of **M/S OMSTIK PROPERTIES PVT. LTD** (herein after referred to as 'the Companies Act 2013'), Promoter, of the on-going project named **URBANZ** situated at Mouza=Sukchar,J.L.No-09,R.S.NO-14,TOUZI NO-156,R.S.Dag No-1835,1836. R.S Khatian No-232,Modified Khatian No=232,L.R.Plot No-4704,4705,LR.Khatian No-1780,Ward No-01,Holding No-02,T.N.Banerjee Road ,P.S-Khardah,Kolkata-700115,Dist-North 24 Parganas ,Uner Panihati Municipality, West Bengal,duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 03/10/2025 ;

04 NOV 2025

I, Sri Soham Aich, son of Prabir Kumar Aich, Director of **M/S OMSTIK PROPERTIES PVT. LTD**, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a Joint Development Agreement with (1) Sri Prabir Kumar Aich and **M/S OMSTIK PROPERTIES PVT. LTD**, a Company registered under Companies Act 2013 vide CIN:U68200WB2024PTC270752 DATED :20/05/2024.



AND

All legally valid authentications of title of such land along with an authenticated copy of the Agreement between such owners and the Partnership Firm for development of the real estate project are 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 Company within the date of 24/09/2028 which is (36 months) months from the date of commencement of project.
4. That seventy per cent of the amounts realised by the Partnership Firm for the real estate project from the allottees (per proforma agreement for sale), 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the Partnership Firm 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 completion of the project.

OMSTIK PROPERTIES PVT. LTD.

Soham Aich

Director

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8. That the Partnership Firm shall take all the pending approvals on time, from the competent authorities.
9. That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Partnership Firm shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

I, Sri Soham Aich, son of Prabir Kumar Aich, by Nationality Indian, by Occupation Business, residing at Trananath Banerjee Road , P.O. -Sukchar, P. S. Khardah, Kolkata 700115 in the District of North 24-Parganas. (Aadhar No - 592407666456), solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.


For, **MS OMSIK PROPERTIES PVT. LTD**
Soham Aich
Director

SOHAM AICH
DIRECTOR

Verification

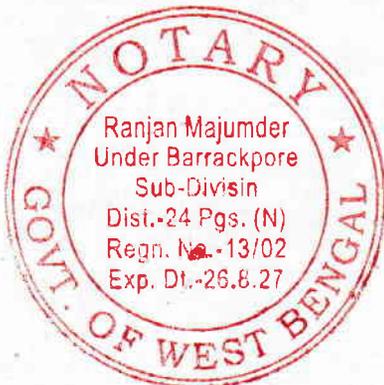
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 4th day of November, 2025

Soham Aich
Director

SOHAM AICH
DIRECTOR

Solemnly affirmed before me on this 4th day of November, 2025 at Kolkata.



Solemnly Affirmed
&
Declared Before Me
On Identification

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RANJAN MAJUMDER
NOTARY
Regd. No.-13/02

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