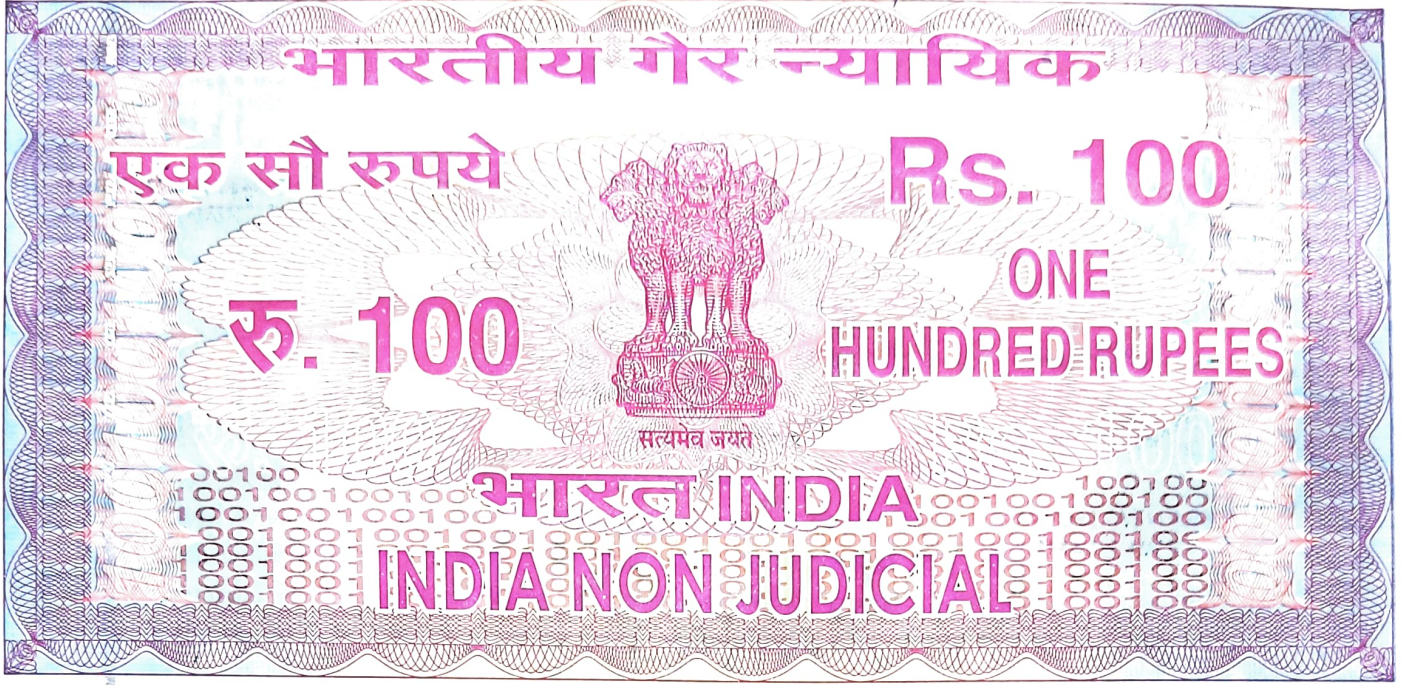


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AS 585729



FORM 'B'

[See rule 3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of M/s. UDAIPUR NIRMAN PRIVATE LIMITED, promoter of the proposed project "SIDDHESHWAR HEIGHTS";

I, BHAGWATI AGARWAL, authorized Signatory cum Director of UDAIPUR NIRMAN PRIVATE LIMITED (PAN: AAACU9836H) promoter of the proposed project, having registered address at 1771 (N), Shankha Apartment, Kumarpur, Bardhaman, Asansol, West Bengal, India, 713304 do hereby solemnly declare, undertake and state on behalf of the company as under:

19 OCT 2024

UDAIPUR NIRMAN (P) LTD.  
*Bhagwati Agarwal*  
Director

Date of Purchase  
from Asansol Treasury  
15 SEP 2024  
L.No. 1 of 2000-01

712 41.07.24  
100/-  
Udaypur Nilmat Pul Ltd.  
Apx  
B. B. Ganyani —

PRASANTA GHANTY  
TOWN STAMP VENDOR

1. That I /promoter have entered into joint development agreement /collaboration agreement/ development agreement or any other agreement with **Kalpana Deogharia, Madhusudan Deogharia, Jagmohan Deogharia, Purna Deogharia and Ravindra Kaur** who possess a legal title to the land on which the development of the proposed project is to be carried out 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 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 me/promoter within **3 years from the date of sanction plan by AMC, i.e by 31-07-2027.**

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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, as far as building is concerned. For layout projects, it will be cost of development and the land cost.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn only after due certification by an engineer, architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architect / Licensed Surveyor stating that the project has been developed and completed in all respects as per the layout approved by the competent authority.

6. 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 to the Authority and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawals have been made in compliance with the proportion to the percentage of completion of the project.

7. That I / promoter shall take all the pending approvals on time, from the competent authorities.

8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. 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.

UDAIPUR NIRMAN (P) LTD  
*Bhagwati Agarwal*  
Director

Deponent

19 OCT 2024



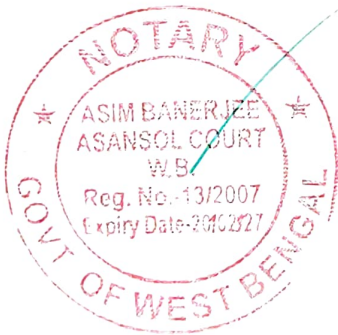
**Verification**

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 Asansol on this 16<sup>th</sup> October of 2024.

✓  
UDAIPUR NIRMAN (P) LTD.  
*Bhagwati Agarwal*  
Director

**Deponent**



Solemnly confirmed & declared on  
oath before me on identification

*ASIM BANERJEE*  
NOTARY, Regd. No. 13/2007  
Govt. of W.B., Asansol Court

19 OCT 2024