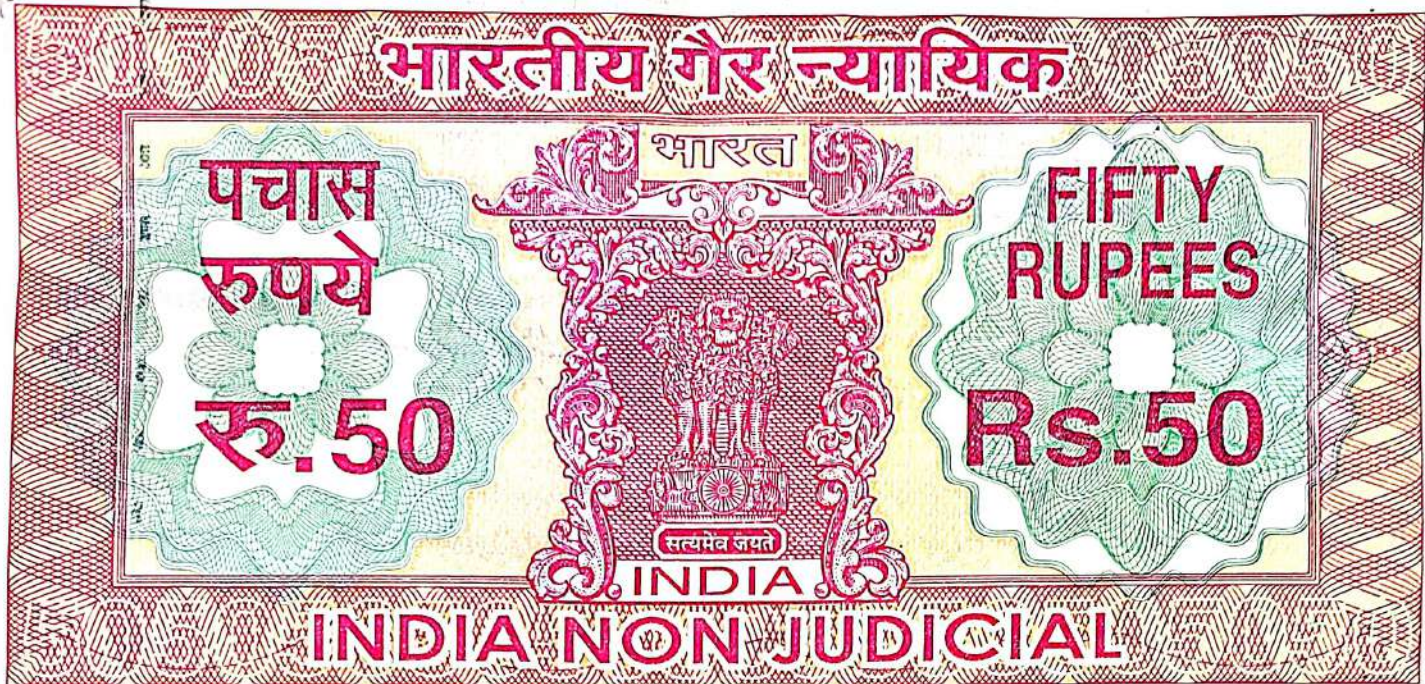




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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UTHSAH DHARA DEVELOPERS PVT. LTD.
DIRECTOR

FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mukesh Goyal duly authorized by the promoter of the proposed project "Right Angle" situated at Naukaghata, Asian Highway-02, 3rd Mahananda Bridge, Siliguri – 734015 vide its authorization dated 25/08/25

Debashish Chakraborty
Notary Govt of India
Siliguri, Darjeeling
Road No. 13792

25 AUG 2025

NO. 3328 DATE 25/7/25
SOLD TO Utsaaharadevelopers Pvt Ltd
BY Sy
RUPEES 80/-

Sy
(S. K. Sarkar)
STAMP VENDOR,
A.D.S.R. Office, Siliguri
I.No. 8/1075



I, **Mukesh Goyal** S/o of **Roshanlal Goyal** R/o The 42, 49/50th floor, Flat- 49B, 42B Chowrangee Road, Near Maidan Metro Station Park Street Area, Post Office: Middleton Row, Police Station: Middleton Row, Kolkata-700071, West Bengal duly authorized by the promoter of the proposed project "**Right Angle**" situated at Naukaghata, Asian Highway-02, 3rd Mahananda Bridge, Siliguri – **734015**, do hereby solemnly declare, undertake and state as under:

1. That Uthshavdhara Developers Private Limited have a legal title to the land on which the development of the project is proposed

And

~~a legally valid authentication of the 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 promoter is 30th September, 2028.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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

8. That promoter shall take all the pending approvals on time, from the competent authorities.

9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.

10. That 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.

AFFIDAVIT

Solemnly Affirmed before me

by **Mukesh Goyal**
Identified by **R. Chatterjee**
This day of **Aug**, 2025

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 **Sy** on this **25th** day of **Aug**, 2025

25 AUG 2025

Debanjali Chakrabarti
Notary Govt of India
Siliguri, Darjeeling
Regd No. 13792

UTHSHAVDHARA DEVELOPERS PVT. LTD.

DIRECTOR
Deponent

UTHSHAVDHARA DEVELOPERS PVT. LTD.

Identified by me

R. Chatterjee
Advocate, Siliguri

DIRECTOR
Deponent