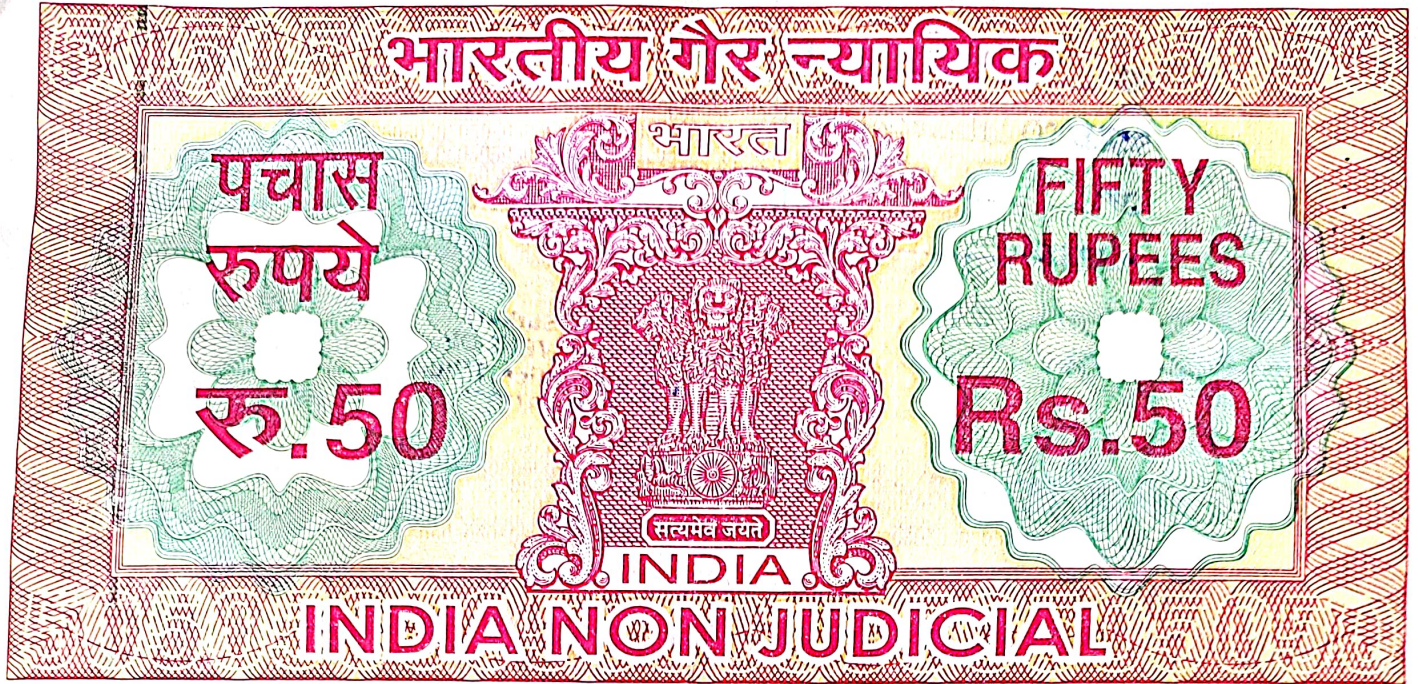




भारतीय गैर न्यायिक पश्चिम बंगाल WEST BENGAL

AN 710743



UTHSHANBHARA DEVELOPERS PVT. LTD.
DIRECTOR

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

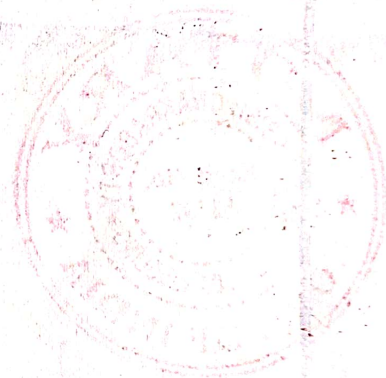
Debashish Chakraborty
Notary Govt of India
Siliguri, Darjeeling
Regd No. 13792

25 AUG 2025

NO 3327 DATED 25/7/25
SOLD TO Utsav Hand Development Pvt. Ltd
OF 50/-
RUPEES 50/-

S. K. Sarker
(S. K. Sarker)
STAMP VENDOR,
A.D.S.R. Office, Siliguri
I./No. 8/1025

CAUTION



25/7/25

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 our project "**Right Angle**" situated at the Plot bearing No. UIF-4/3 measuring 5835.25 Square Meter equivalent to 87.24 Cottahs, more or less, situated in R.S. Dag Nos. 49(P), 50(P) & 137(P) of RS Sheet Number 16 (corresponding to L.R. Dag Nos. 35(P), 23(P), 38(P), 71(P), 77(P) & 78(P) of LR Sheet Number 191, 192 & 193), R.S. Khatian No. 1831 (corresponding to L.R. Khatian No. 6, 7 & 420) (contained in several dag nos, more particularly articulated in the chart below), at Mouza Dabgram, J.L. No. 2, Block Rajganj, New Jalpaiguri, Police Station New Jalpaiguri (formerly Bhaktinagar), Post Office Satellite Township, District Jalpaiguri, PIN-734015, West Bengal.

2. That the promoter will abide by the provisions contained in Section 17 of Real Estate (Regulation & Development) Act, 2016 read with clause (n) of Section 2 relating to 'Common Area'. In case any contradiction arises in the future the deponent will be responsible for it.

UTHSHAVDHARA DEVELOPERS PVT. LTD.

DIRECTOR

Deponent

Verification

I hereby affirm that the contents of this Affidavit cum Declaration are true and correct to the best of my knowledge and belief, and no material information has been concealed.

Verified at Siliguri on this 25th day of August, 2025.

AFFIDAVIT

Solemnly Affirmed before me

by Mukesh Goyal
Identified by R. Chakraborty
On this 25th day of Aug., 2025

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

25 AUG 2025

UTHSHAVDHARA DEVELOPERS PVT. LTD.

DIRECTOR

Deponent

Identified by me

R. Chakraborty
Advocate Siliguri
Advocate, Siliguri