



95AB 415109

*Uma Devi*  
UMA DEVI PROPERTIES PRIVATE LIMITED  
Director

Before the Notary Public  
Sarasat, North 24 Pgs

S. NO. *26/24* 202  
13 JUN 2024

FORM- B

[ See Rule 3(4) ]

*Swapan*  
UMA DEVI PROPERTIES PRIVATE LIMITED  
Director

AFFIDAVIT CUM DECLARATION



I, UMA DEVI PROPERTIES PRIVATE LIMITED (CIN NO. U70109WB2022PTC258605), A COMPANY INCORPORATED UNDER THE PROVISIONS OF THE COMPANIES ACT, 2013,

HAVING ITS REGISTERED OFFICE AT 73, BLOCK C, BANGUR AVENUE, KOLKATA 700055 (PAN – AADCU2304F), REPRESENTED BY ITS DIRECTORS (1) SRI NILESH KUMAR ROHRA, HAVING PAN ARUPR3837P AND (2) SRI SAGAR ROHRA, HAVING PAN BAPPR5052K. BOTH ARE SONS OF SRI. ASHOK KUMAR ROHRA, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 73, Bangur Avenue, Block C, P.S. - Lake Town, Kolkata - 700055, District - North 24 Parganas as sole promoter of the proposed project do hereby solemnly declare, undertake and stated as under

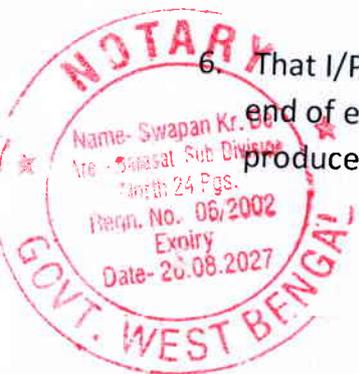
1. That I/Promoter have/has a legal title to the land on which the development is proposed  
AND  
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is **30<sup>th</sup> March, 2027**.
4. That 70% of the amounts realised 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 the 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 That the amounts from the separate account to cover the cost of the project, shall be withdrawn only after due certification by an engineer, a chartered accountant and an architect in practise that the withdrawal is in proportion to the percentage of the project as far as building is concerned. For layout projects, the withdrawal can be done after obtaining a certificate from the Architects/ 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 practise, and shall produce a statement of accounts duly certified and signed by such chartered

UMA DEVI PROPERTIES PRIVATE LIMITED

Director

UMA DEVI PROPERTIES PRIVATE LIMITED

Director



13 JUN 2024

accountant to the authority and it shall be verified during the audit that the amounts collected for a particular project has been utilised for the project and the withdrawal has been 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.

Verification

UMA DEVI PROPERTIES PRIVATE LIMITED

Director

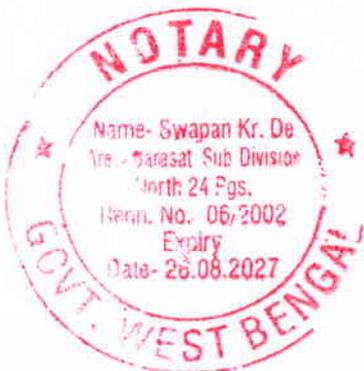
UMA DEVI PROPERTIES PRIVATE LIMITED

Director

The contents of the above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

Dipankar Ch. Das  
Advocate  
Barasat Court.

Verified by me at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_



Solemnly Affirmed Before Me  
This 13<sup>th</sup> day of June 2024  
Duly Identified By \_\_\_\_\_  
D. Ch. Das Advocate

S.K. De  
Notary  
Govt. of W.B., Barasat  
North 24 Parganas

13 JUN 2024