

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

89AB 016965

Registered No. 14 of 2024  
Dated this 10th day of Jan 2024

UDAIPUR DEVELOPER  
Manoj Kumar Agarwal  
PARTNER

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

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED  
BY THE PROMOTER OR ANYPERSON AUTHORIZED BY THE PROMOTER

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr MANOJ KUMAR AGARWAL partner of the firm **UDAIPUR DEVELOPER** and Promoter of the proposed Project.

I, Manoj Kumar Agarwal S/o Giridhari Lal Agarwal permanent Resident of P N Ghosh Street Ps, Po. & Dist Purulia-723101 and Partner of the firm UDAIPUR DEVELOPER having its registered office at N C Dasgupta Road , Po, Ps & Dist. Purulia-723101, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

SAMI KUMAR SHAW

NOTARY PUBLIC  
Govt. of W.B

10 JAN 2024

Contd...P/2



UDAIPUR DEVELOPER

Manoj Kumar Agarwal

PARTNER

P-2

1. That **Manoj Kumar Agarwal and Soumen Dutta** have a legal title to the land on which the development of the proposed project is to be carried out.

AND

A legally valid authentication of such land along with a 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 **30<sup>th</sup> JUNE 2026**.
4. That seventy per cent of the amounts realised by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I 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.

Deponent

SAMIR KUMAR SHAW  
*Shaw*  
NOTARY PUBLIC  
Govt. of W.B

10 JAN 2024



Verification

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

Verified by me at PURULIA on this 10<sup>TH</sup> day of Jan 2024.

Deponent

UDAIPUR DEVELOPER  
Manoj Kumar Aggarwal

Signature of the deponent  
Identified by me



10/1/24

Signature of Sri/Smt. Manoj Kumar  
Aggarwal ..... Attested only by me  
Identification of Sri Lubed Ullah  
Khan ..... Advocate

**SAMIR KUMAR SHAW**

Shaw

**NOTARY PUBLIC**  
**Govt. of West Bengal, Purulia**

**10 JAN 2024**