FORM 'B'

[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit–cum–Declaration

Affidavit cum Declaration of Utkarsh Sfatik Limited (PAN AAACU8502J) incorporated under the Companies Act, 1956 and having its registered office at Ecospace Business Park, Block - 4B, 6th Floor, Premises No. IIF/11, Action Area - II, New Town, Kolkata – 700156, the promoter of the project, represented by its director, Mr. Tarun Gupta, S/o Sri Om Prakash Gupta,Gola Road Danapur Cantt, Patna-801503 duly authorised vide board resolution dated 17-12-2018 do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is to be carried out.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoter is 30-03-2022.

4. That seventy per cent of the amounts realised 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 schedule 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the promoter in proportion to the percentage of completion of the project.

6. That the amounts from the seprate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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 the 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 the promoter shall take all the pending approvals on time, from the competent authorities.

9. That the promoter has furnished such othr documents as have been prescribed by the Act and the rules and regulations made thereunder.

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For M/s Utkarsh Sfatik Ltd

Tarun Gupta
(Director)
Deponent

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 Patna on this 22nd day of May 2019

For M/s Utkarsh Sfatik Ltd

Tarun Gupta
(Director)
Deponent

NOTARY
Reg. No. 2846
OF BIHAR

Signature (ATI) who has
been affixed in my presence

22/5/2019