Affidavit-cum-Declaration

Affidavit-cum-Declaration-of Mr. SANTOSH KUMAR UPADHYAY promoter of the project / duly authorized by the promoter of the project, vide it/his/their authorization of the project name **UJWAL ENCLAVE**

I, Mr. SANTOSH KUMAR UPADHYAY promoter of the project / duly authorized by the promoter of the project do hereby solemnly declare, undertake and state asunder:

1.) That **LEELA DEVI** [have / has] a legal title to the land on which the development of the project is proposed to be carried out and Mr. SANTOSH KUMAR UPADHYAY [have/has] a legal title to the land on which the development of the proposed project is 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 enclosed herewith Namely – **UJWAL ENCLAVE.**

2.) That the said land is free from all encumbrances. or That details of encumbrances certificate including the details of any rights, title, interest, dues, litigation and the name of any party in or over such land.

3.) That the time period within which the project shall be completed by [me / the promoter] is **1/09/2029**

4.) That seventy per cent of the amounts realized by [me / 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 we used only for that purpose.

5.) That the amounts from the separate account, to cover the, cost of the project, shall be withdrawn by [me / the promoter] in proportion to the percentage of completion of the project.

6.) That the amounts from the separate account shall be withdrawn by [me / the promoter] after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion, to be percentage of completion of the project.

7.) That [I/ 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

Sl. No. 8455 Date. 23/8/25
Shri/Smt. Santosh Kr. Upadhyay
who is identified by Sri ...
Advocate solemnly affirmed and declare before me.
Naresh Kumar Sinha
Notary Public, Patna

NOTARY GOVT. OF BIHAR
Naresh Kumar Sinha
Distt.-PATNA
Reg. No.-6920/11/20
Exp.dt.-14/09/202

UMA SHANTI DEVELOPERS PRIVATE LIMITED

Director

accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8.) That [I / the promoter] shall take all the pending approvals on time, from the competent authorities.

9.) That [I/ the promoter] [have / has] furnished such other documents as have been prescribed by the Act and rules and regulations made there under.

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

UMA SHANTI DEVELOPERS PRIVATE LIMITED

Deponent Director

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 on this day of

UMA SHANTI DEVELOPERS PRIVATE LIMITED

Deponent Director

NOTARY
Naresh Kumar Sinha
Distt.-PATNA
Reg. No.-6020/11/2012
Exp.dt.-14/09/2027
GOVT. OF BIHAR

I Identify the Deponent signature/L.T.I. who has signed in my presence.

Advocate

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e-Court Fee Receipt No.	:	BRECR003C250800066437
Date & Time	:	28-Aug-2025 03:18 PM
Name of the ACC/ Registered User	:	Bihar State Co-operative Bank, SCB
Location	:	Civil Court Patna
Name of Applicant	:	SANTOSH KUMAR UPADHYAY
e-Court Fee Amount	:	100 (One Hundred Rupees Only)

Sl.No. 9415 Date 28/8/25

NOTARY
Naresh Kumar
Distt. PATNA
Reg. No. 6920/11/2012
Exp.dt. 14/09/2027
GOVT. OF BIHAR

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at https://enibandhan.bihar.gov.in or using enibandhan Mobile App. Any discrepancy in the details on this Certificate and as available on the website/Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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