

WEST BENGAL

97AB 027642

Before the Notary
Govt. of India
Durgapur
District.- Paschim Bardhaman

FROM 'B'

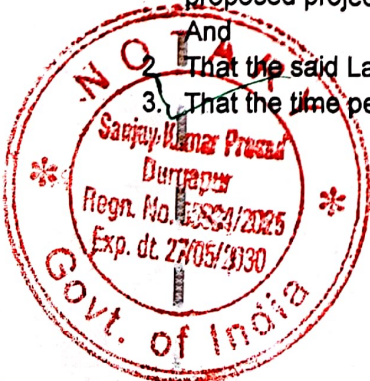
[See Rule 3 (4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of UPENDRA SINGH, S/O- MUNILAL SINGH, RESIDING AT RC-31/76 BENGAL AMBUJA, CITY CENTRE, DURGAPUR, DISTRICT-PASCHIM BARDHAMAN, WEST BENGAL-713216, DESIGNATION- DIRECTOR, ROYAL CITY, promoter of the proposed Project- "ROYAL CITY"

I, UPENDRA SINGH, S/O-MUNILAL SINGH, RESIDING AT RC-31/76 BENGAL AMBUJA, CITY CENTRE, DURGAPUR, DISTRICT-PASCHIM BARDHAMAN, WEST BENGAL-713216, DESIGNATION- DIRECTOR, ROYAL CITY, promoter of the proposed Project, do hereby solemnly declare, undertake and state as under :

1. That, UPENDRA SINGH, has a legal title to the land on which the development of the proposed project is to be carried out.
2. And That the said Land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 31/12/2029



Sanjay Kumar Prasad, Notary
Durgapur, Paschim Bardhaman
Regn No. 55834/2025, Govt. of India

13 NOV 2025

ROYAL CITY
Upendra Singh
Proprietor

(2)

4. That seventy percent of the amount realized by me 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 I 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 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 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.

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 Durgapur On this 13th Day of Nov 2025.

ROYAL CITY
Updesh Singh
Proprietor



Sanjay Kumar Prasad
Sanjay Kumar Prasad, Notary
Durgapur, Paschim Bardhaman
Regn. No. 55834/2025, Govt. of India

Identified by me

[Signature]
Advocate

13 NOV 2025