

## भारतीय गैर न्यायिक



INDIA NON JUDICIAL



बंगाल WEST BENGAL

14AC 582519

FORM-B  
[See rule 3(4)]AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Paresh Rungta duly authorized by the promoter of the proposed project Ninety Seven vide its authorization dated 26.06.2025.

I, Paresh Rungta S/o Pramod Kumar Rungta aged 36 R/o 193, Bagmari Road Kankurgachi, Kolkata - 700054 duly authorized by the promoter of the proposed project Ninety Seven, do hereby solemnly declare, undertake and state as under:

- That Smt. Bina Shukla, (2) Rekha Bajpai (3) Shri Kaushal Shukla (4) Shri Kamal Kishore Shukla (5) Rahul Shukla (6) Shri Vinayak Shukla has a legal title to the land on which the development of the project is to be carried out  
And  
a legally valid authentication of the 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.
- That the said land is free from all encumbrances.
- That the time period within which the project shall be completed by promoter is (31<sup>st</sup> December 2026).
- That seventy per cent of the amounts realized 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 scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

N. DASGUPTA

Notary

Regn. No. 006/2022  
3, Bankshal Street  
Calcutta-700001

27 NOV 2025



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn only after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

Regal Realty Private Limited

*Poorni Ray*

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 Calcutta on this 27 day of November 25.

Regal Realty Private Limited

*Poorni Ray*

Director

Deponent

**SOLEMNLY AFFIRMED**

&  
Declared Before me  
on Identification Adv.

*Dasgupta*  
NOTARY  
★ DASGUPTA, Reg. No. 006/2022  
CJMS' Court, Govt. of W.B.

*Identified by*  
*Surj*  
Himadri Chakraborty  
Advocate  
CJM Court, Calcutta  
Enrolment No. WB/154-A/1994

**N. DASGUPTA**  
Notary  
Regn. No. 006/2022  
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