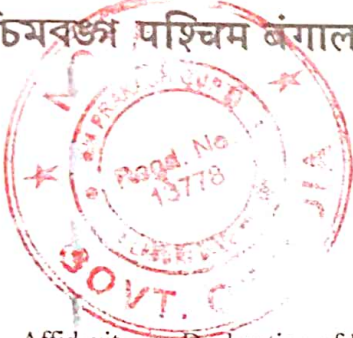


पश्चिम बङ्गाल पश्चिम बंगाल WEST BENGAL

AE 967462



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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Naresh Agarwal** promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 21.04.2023;

I, **Mr. Naresh Agarwal**, Son of Late Ram Singh Agarwal, aged 55 years, resident of D-2, Block-1, 2nd Floor, Universe Apartment, P.O. Sevoke Road, Siliguri – 734 001, West Bengal, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the firm has a legal title to the land on which the development of the on-going project is carried out AND a legally valid authentication of title of such land 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 me/promoter is 31.12.2025.
4. That seventy per cent of the amounts realised by me/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.

Om Prakash Gupta

OM PRAKASH GUPTA
Notary Govt. Of India
Siliguri, Darjeeling
Regd. No - 13778

ROYAL ENTERPRISES

Naresh Agarwal
Partner

28 APR 2023

N. J. Stamp

SL. No. 358 Date 22/03/23

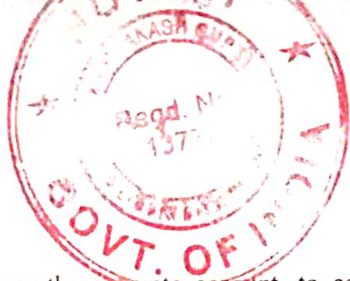
Sold to Royal Enterprises

of Salbari

value 1000 Rupees

J. Saini

JAYABRATA BANIK
Govt. Stamp Vender
A.D.S.R. Office Bagdogra
L/No- 539-R.M/Darjeeling
Year 2007



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

ROYAL ENTERPRISES

Sanku Agawal
Partner

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 Salbari on this 28th day of April 2023.

ROYAL ENTERPRISES

Sanku Agawal
Partner

Deponent

AFFIDAVIT
Solemnly Affirmed before me
By.....
Of.....
Certified by.....
This the.....Day of.....20

Om Prakash Gupta
OM PRAKASH GUPTA,
Notary Govt. Of India
Siliguri, Darjeeling
Regd. No - 13778

IDENTITY CARD
Om Prakash Gupta
ADVOCATE
R. C. SILIGURI
Advocate

28 APR 2023