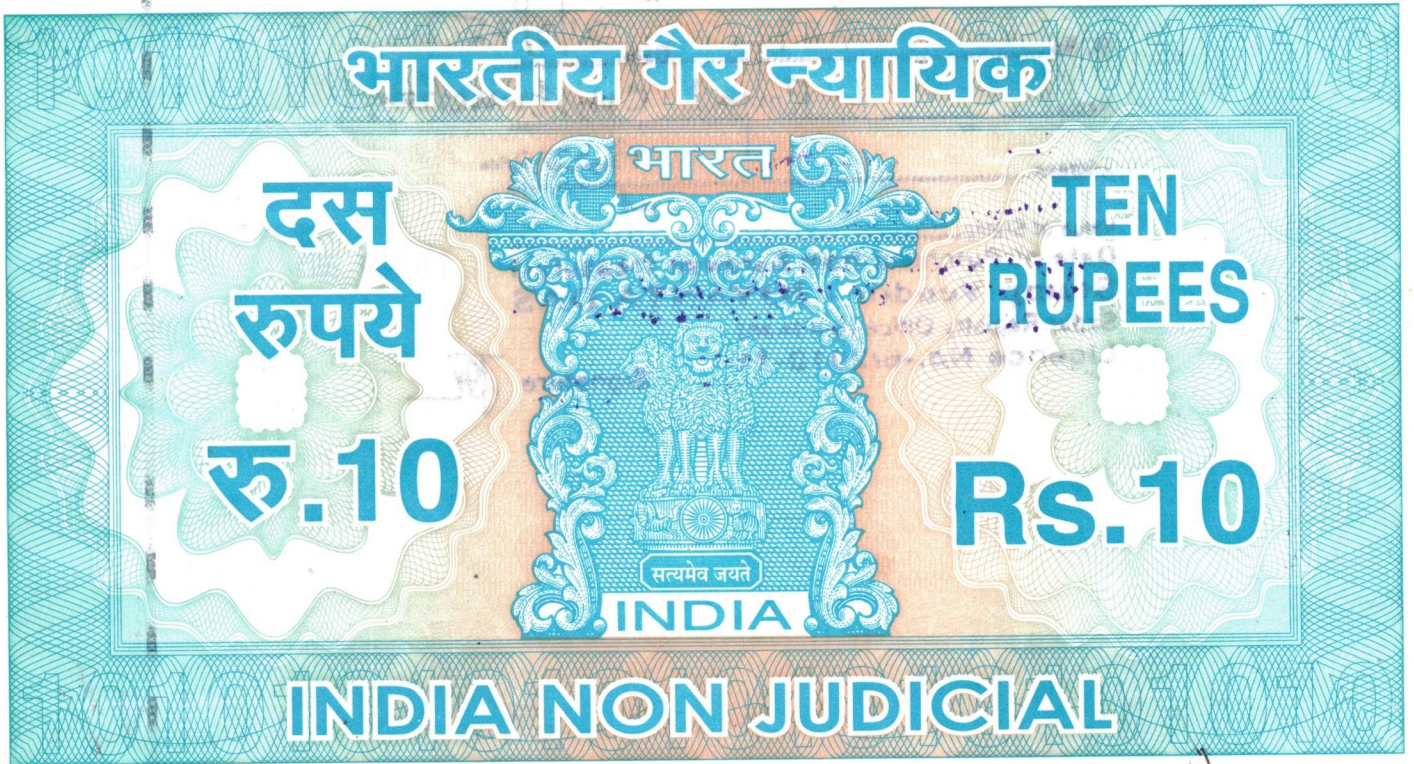


SERIAL NO. 972 22 MAY 2025



WEST BENGAL

10AC 575535

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

Affidavit cum Declaration

Affidavit cum Declaration of **Subrata Gupta (PAN - AILPG2971M)**, S/O Sourendra Nath Gupta, by Faith Hindu, by Occupation - Business, resident of Boronilpur Bidhannagar, P.O.- Sripally, P.S. - Burdwan, District - Purba Burdwan, Pin - 713103 (W.B.) India.

Promoter of the proposed project / duly authorized by the Promoter of the proposed project, vide its/his/their authorization dated **08/01/2019**

I **Subrata Gupta, Designation-Partner of ROYAL CONSTRUCTION (PAN- AAZFR2950B)** a partnership firm, having its Authorised Promoter of the proposed project "**ROYAL HOUSE**", do hereby solemnly declare, undertake and state as under :-

ASHIS KR. CHOWDHURY
Notary, Govt. of W. Bengal
Regd. No.-3/1908
Chandumari Road, Badamtala
Purba Bardhaman

22 MAY 2025

SI. No. 2272 Date 21/5/25
Name Royal Construction.
Address Burdwan

Value of Stamp.....
Date of Purchase from Burdwan treasury-1
Stamp Vendor - JOYANTA DAS
Sadar Registry Office (Burdwan)
Licence No.-6/2010-11

15 MAY 2025

Signature 



15 MAY 2025

ROYAL CONSTRUCTION
Subrata Gupta
Partner

Partner

Signed in my presence
& Identified by me
Advocate

1. That the Promoter have / has a legal title to the land on which the development of the proposed Project "ROYAL HOUSE " is to be carried out

AND

Mr. Dilip Bhattacharya, (Pan -BOKPB0679D), S/O/ Late Bansidhar Bhattacharya, by National - Indian ,by Faith Hindu , by Occupation - Business, resident of 482, Boronilpur More, Suhrid Pally, P.O.- Sripally, P.S. - Burdwan , District - Purba Burdwan , Pin - 713103 (W.B.) India. hereinafter referred to as " LAND OWNER/PRINCIPAL" (which expression shall unless excluded by or repugnant to the contest be deemed to mean and include his heir, executor, administrator, legal representative and assign) of the One Part .

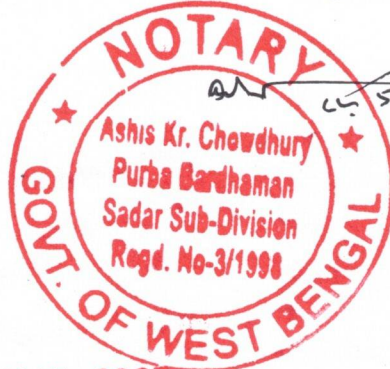
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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

OR

That details of encumbrances NA including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is **19-03-2027**.
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.
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.



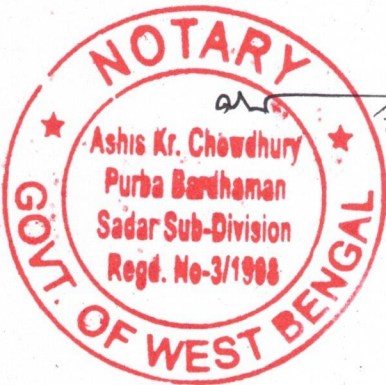
22 MAY 2025

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.



Verification

ROYAL CONSTRUCTION
Subrata Gupta

Partner
Deponent

Signed in my presence
& Identified by me

Sk. Md. Samuiullah
B.A. LL.B Advocate
En. No.-WB/794/2010

Advocate

22/05/25

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 Burdwan on this 22 May day of 2025

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ashis Kr. Chowdhury
Notary, Govt. of West Bengal
Purba Bardhaman
Regd. No.-03/1998

22 MAY 2025