



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

12AC 060217

FORM 'B'

[See rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Asim Pal, (PAN: AFQPP6941N) son of Late Adhir Chandra Pal, age about 56 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 16, Park Avenue, P.S. Purba Jadavpur Now Survey Park, Kolkata - 700075, District of South 24 Parganas, Director of the promoter (**M/S. ROY & PAL PROJECTS INDIA PRIVATE LIMITED**) of the proposed project "**441, Modern Park**" situated at Premises No. 441, Modern Park, Ward No. 103 under KMC, P.O. - Santoshpur, P.S.- Survey Park, Kolkata- 700075, District South 24 Parganas, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 16 /06/2025;

I, Asim Pal, Director of the promoter **M/S. ROY & PAL PROJECTS INDIA PRIVATE LIMITED**, (CIN NO: U45400WB2011PTC158039), PAN: AAFCR4034D and having its registered office at 16, Park Avenue, Modern Park, P.O. Santoshpur, Police Station - Purba Jadavpur Now Survey Park, District of South 24 Parganas, Kolkata - 700075) of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

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Asim Pal.
Director.

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1. **1. Sri Sankar Ranjan Naha Alias Ranjan Sankar Naha**, (PAN- ABOPN8930F), son of Late Kalipada Naha, by Faith - Hindu, by Nationality - Indian, by occupation- Retired from Service, resident of 48/1, Suburban School Road, (presently Suhasini Ganguly Sarani), P.S. Bhowanipur, P.O. Bhowanipur, Kolkata- 700025, **2(a) Smt. Arati Naha**, (PAN- AHCPN4794M), wife of Late Keshab Ranjan Naha, by occupation- Housewife, **(b) Sri Kushal Naha**, (PAN- ABYPN3871D), son of Late Keshab Ranjan Naha, by occupation- Service, **(c) Smt. Sarbani Das**, (PAN- AVSPD2899P), wife of Sri Indranil Das and daughter of Late Keshab Ranjan Naha, by occupation - Housewife, all are by Faith - Hindu, by Nationality - Indian, No. 2(a) & 2(b) residents of 48/1, Suburban School Road, (presently Suhasini Ganguly Sarani), P.S. Bhowanipur, P.O. Bhowanipur, Kolkata- 700025 and No. 2(c) resident of 190J, Picnic Garden Road, P.S. & P.O.- Picnic Garden, Kolkata- 700039, has a legal title to the land on which the development of the proposed project is to be carried out

AND

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.
3. That the time period within which the project shall be completed by us/promoter is 10/09/2025.
4. That seventy percent of the amounts realised by us/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 schedule 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, we / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in

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Azim Pal.
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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, we / promoter shall take all the pending approvals on time from the competent authorities

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we / 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.

ROY & PAL PROJECTS INDIA PVT. LTD.

Asim Pal.

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 Kolkata on this 16th day of June, 2025



ROY & PAL PROJECTS INDIA PVT. LTD.

Asim Pal.

Director.

Deponent

Solemnly Affirmed & Declared
Before me on Identification

[Signature]
K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

IDENTIFIED BY ME

S. Das
ADVOCATE

16 JUN 2025