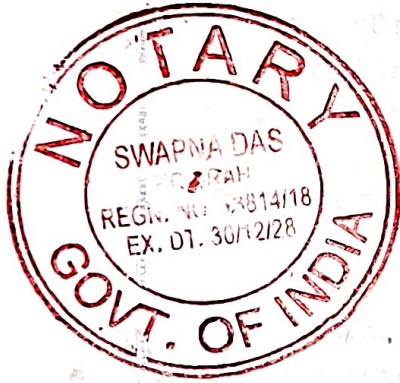


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

32AA 126716



FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of Mr. Dhiren Patel, of S. K. Builders & Developers LLP, Promoter of the proposed project "ROYAL PASHUPATI" is duly authorized by the firm vide its/his/their authorization dated 27.04.2023.

I, Dhiren Patel, Partner of The Firm S. K. Builders & Developers LLP, 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 I / promoter have / has a legal title to the land on which the development of the project is proposed.
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 31st December' 2026.

S. K. BUILDERS AND DEVELOPERS LLP

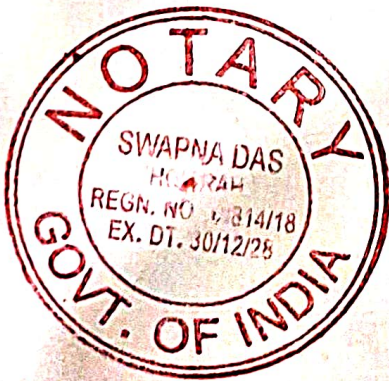
Dhiren Patel
Designated Partner/Partner

09 JAN 2025

ক্রমিক নং..... ১১৪৪ ০৬/১২/২৪
টাকা.....
নাম..... Site Builders & Developer. LHP
ঠিকানা.....
সোমা সী স্ট্যান্ডাৰ্ড ভেডাৰ
হাওড়া সিভিল কোর্ট
Bonghu



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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



S. K. BUILDERS AND DEVELOPERS LLP

Designated Partner/Partner

09 JAN 2025

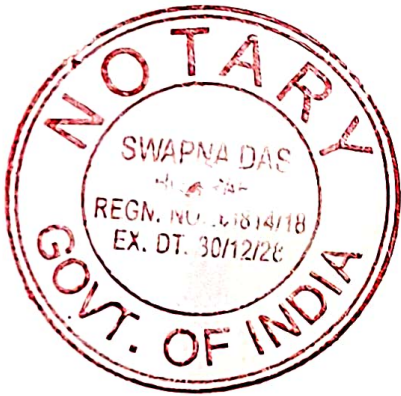
Verification

I, Dhiren Patel, son of Vinod Kumar Patel, Resident of 75, New G.T. Road, Uttarpara, Hooghly – 712258 do solemnly affirm that the consents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Uttarpara on this 8th day of January, 2025.

S. K. BUILDERS AND DEVELOPERS LLP

Dhiren Patel
Designated Partner/Partner



IDENTIFICATION OF THE
ADVOCATE SIGNATURE/L T
ATTESTED
Swapna Das
SWAPNA DAS
NOTARY GOVT. OF INDIA
Regn. No. 13814/18
Judges' Court, Howrah

Identified by me
Manik Lal Chakraborty
Advocate

Manik Lal Chakraborty
Advocate
Judges' Court Howrah
6/910/2004, M-9432472888

09 JAN. 2025