



পশ্চিমৰুগ पश्चिम बंगाल WEST BENGAL

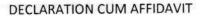
82AB 525617



FORM 'B'

[See rule 3(4)]





Affidavit cum Declaration of Mr. Dhiren Patel, of Perfect Realty, Promoter of the proposed project "ROYAL VISTAS" is duly authorized by the other partners of Perfect Realty promoter of the proposed project Royal Vistas, vide its/his/their authorization dated 27.04.2023.

- I, Dhiren Patel Partner of The Firm Perfect Realty 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. PERFECT REALTY

2 7 APR 2023 (S)





28/4/2023

31 - 31 / STREET REALTY

STEPH 105' B. K STREET UTTARPARA

STEPH 205' B. K STREET UTTARPARA

STEP

MOUATA DIRE

Versional annual messeral

International Auto-

TRANSPORT A

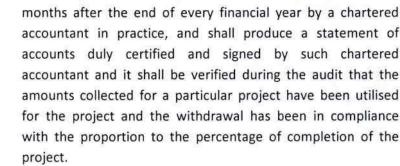
3.	That the	e time	period	within	which	the	project	shall	be	completed	by t
me/promoter is	31-0	3-2026	6								

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

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.

Partner

Deponent

2 7 APR 2023

Verification

I, Dhiren Patel, S/o Vinod Kumar Patel, 75, New G T Road, Uttarpara, West Bengal-712258 do solemnly affirm and confirm that 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 Uttarpara on this 27th day of April,2023.



PERFECT REALTY

Deponent 2 7 APR 2023

Verified before me at this _____ day of ____

__2023 at



Advocate

GOPAL CH. GHOSH

ADVOCATE

SERAMPORE COURT ENROLMENT No: F/569/664/84

Date:

Partner

Solemnly affirmed before me

> A. KR. SAHA NOTARY Govt. of India Serampore Reg. No. 589/95

> > 2 7 APR 2023