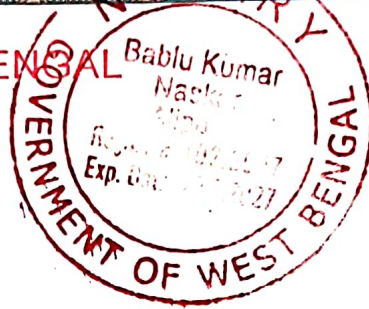


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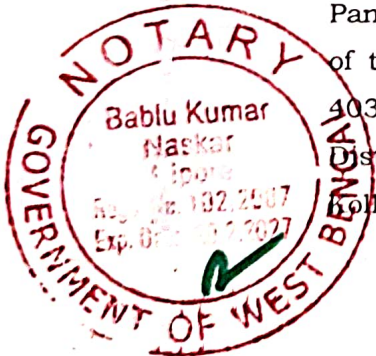
পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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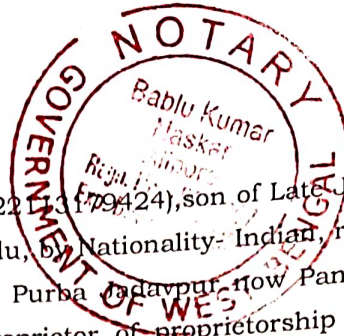
Affidavit cum Declaration

Affidavit cum Declaration of **JOY ROY**, (PAN-AFHPR2836P),(AADHAR NO-322113179424),son of Late Jagannath Roy, by Occupation, Business, both by faith-Hindu, by Nationality- Indian, residing at 290 Nayabad, Nabodit, P.O.- Mukundapur, P.S. Purba Jadavpur now Panchasayar, Kolkata- 700099, South 24 Parganas ,being the proprietor of proprietorship firm **M/S. ROY ENTERPRISE** having its office at 290, Nayabad; Nabodit, P.O.- Mukundapur, P.S. Purba Jadavpur now Panchasayar, Kolkata- 700099, South 24 Parganas, promoter/ developer of the proposed project named "**LAKSHMI APARTMENT**" situated at 4033, Nayabad, P.S. Panchasayar P.O. Mukundapur, Kolkata-700099, District - South 24 Parganas, Mouza -Nayabad, A.D.S.R. Sealdah, within Kolkata Municipal Corporation, West Bengal, India.



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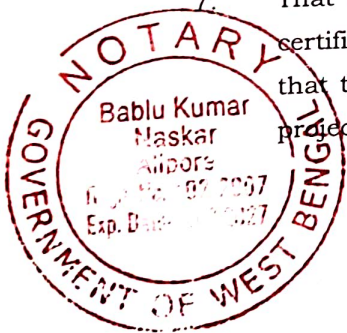




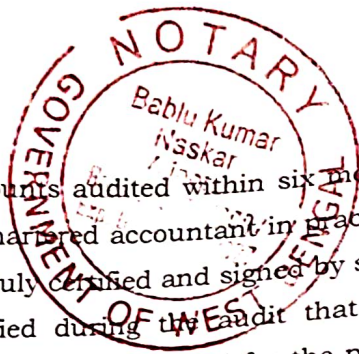
I, **JOY ROY**, (PAN-AFHPR2836P),(AADHAR NO-322113179424), son of Late Jagannath Roy, by Occupation, Business, both by faith-Hindu, by Nationality- Indian, residing at 290 Nayabad, Nabodit, P.O.- Mukundapur, P.S. Purba Medinipur, now Panchasayar, Kolkata- 700099, South 24 Parganas being the proprietor of proprietorship firm **M/S. ROY ENTERPRISE** promoter/ developer, promoter

Affidavit cum Declaration of **JOY ROY**, being the proprietor of proprietorship firm **M/S. ROY. ENTERPRISE** 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 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 SRI TARUN SUTRADHAR, SMT KANIKA SUTRADHAR, SMT SWAPNA CHAKRABORTY, SRI SAMAR CHAKRABORTY, and SOMA CHAKRABORTY is the land owner.
3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by me/promoter is 21.05.2026.
5. 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.
6. 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.
7. 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.



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8. 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.
9. That I / promoter shall take all the pending approvals on time, from the competent authorities.
10. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. 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.

**ROY ENTERPRISE**  
*Jay Ray*  
 Proprietor

Deponent

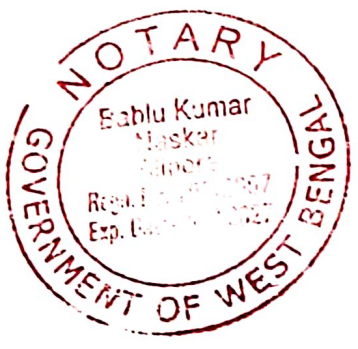
**Verification**

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 \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_

**ROY ENTERPRISE**  
*Jay Ray*  
 Proprietor

Deponent



Solemnly Affirmed & Declared  
 Before me on Identification

*B. K. Naskar*  
 B. K. NASKAR, Notary  
 Alipore Police Court, Kol.-27  
 Regn. No.- 102/2007  
 Govt. of West Bengal

**Identified by me**  
*[Signature]*  
 Advocate

**09 DEC 2024**