



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

99AB 816556

FORM 'B'

[See Rule 3(4)]

**Affidavit cum Declaration**

Affidavit cum Declaration of SUMIT KUNDU, S/O LATE CHITTA RANJAN KUNDU, RESIDING AT VILL-AMLAGORA, PO- AMLAGORA, PS- GARHBETA, DISTRICT-PASCHIM MEDINIPUR, DESIGNATION - PARTNER, ROYAL BUILDERS, promoter of the proposed project- "ROYAL MANGALAM"

I, SUMIT KUNDU, S/O LATE CHITTA RANJAN KUNDU, RESIDING AT VILL-AMLAGORA, PO- AMLAGORA, PS- GARHBETA, DISTRICT-PASCHIM MEDINIPUR, DESIGNATION - PARTNER, ROYAL BUILDERS, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, MANJIT SINGH VIRDI, UDAY GOPE, AJAY GOPE, SHOBHANA DEVI, PRABHA YADAV, LAKHI DEVI, SULEKHA DEVI, SUDHA GOPE, HARJIT SINGH, ANUP SINGH, HARBHAJAN SINGH VIRDI & BHAGAT SINGH VIRDEE have 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 of the real estate project along with Development Agreement and Power of Attorney 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 me/promoter is

18/03/2029.

**RANJIT KUMAR CHANGDAR**  
Notary Regd. No.-111/02 (W.B.)  
Sadar Sub-Divn.  
Dist.-Paschim Medinipur

M/s. ROYAL BUILDERS

Sumit Kundu  
Partner

18787 101-  
15.01.2025  
Roxal Builders  
Kharagpur 2nd  
2nd Kgp (T)  
Sachinwita Kar  
ডেভার ওচরিতা কর





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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at \_\_\_\_\_ on this \_\_\_\_\_ Day of \_\_\_\_\_, 2025.

Deponent

16 JAN 2025

Affidavit No R.C. 970 Dt. 16-1-2025  
Solemnly Affirmed & Declared Before me  
by S. Kundu  
who is duly identified  
by S. Santra  
Advocate/Law Clerk

RANJIT KUMAR CHANGDAR 16-1-2025  
Notary Regd. No.-111/02 (W.B.)  
Sadar Sub-Divn. Dist.-Paschim Medinipur

M/s. ROYAL BUILDERS

Sumit Kundu  
Partner

Identified by me  
Sourav Santra  
Advocate

