



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
GOVERNMENT OF WEST BENGAL



AP 397560

FORM 'B'

[See rule 3(4)]

**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. Suvajit Biswas **Developer of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization date 24/02/2023;**

I, Mrs. Rupsa Das, wife of Sri Sanjoy Das, Residing at -23/1, Dimond Harbour Road, PO-Barisha, PS-Thakurpukur, Kolkata-700008 duly authorized by the promoter of the proposed project hereby solemnly declare, undertake and state as under:

1. That I, M/S Royal Estate (PAN-ABEFR6832Q) 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 the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is 30/09/2026

26 SEP 2023

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

ROYAL ESTATE

Rupsa Das

Partner

Identified by me,
Sumit Das
F/2063/1827/2019
26 SEP 2023

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 Alipore on this 26th day of September 2023.



Solemnly Affirmed & Declared
Before me on Identification

Anisur Rahman
ANISUR RAHAMAN
NOTARY
KOLKATA
Regd. No.-052/2022
Alipore Court
Govt. of West Bengal

ROYAL ESTATE

Rupsa Das

Partner

26 SEP 2023