

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



15AC 537205

FORM 'B'

Affidavit cum Declaration

Affidavit cum Declaration of, **SRI. ASHOK KUMAR ROY**, son of Ajit Kumar Roy, by Occupation- Business, by Religion- Hindu, by Nationality- Indian, residing at 5/4V, Dum Dum Road, P.O.- Ghughudanga, P.S.-Chitpur, District-Kolkata, Pincode-700030, West Bengal, being the proprietor of "**M/S ROYAL CONSTRUCTION**" and the promoter of the proposed project.

Cont...P-2

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
Kolkata-700001

19 JAN 2026

27460

24 DEC 2025

No..... ₹10/- Date.....

Name : SUBHRO KANTI ROY CHOWDHURY
Advocate
HIGH COURT CALCUTTA

Address :

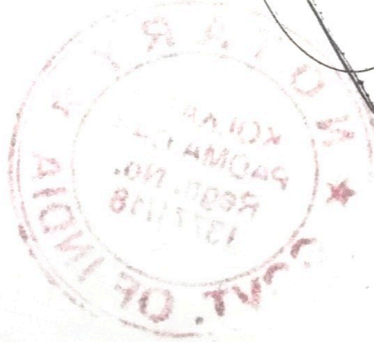
Vendor.....

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27

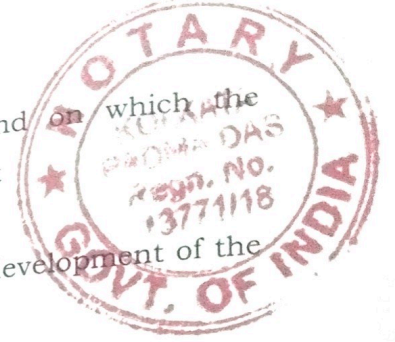


Subhankar Das
Notary
Regd. No. 137718
Alipore Court
K.O.I. 27

24 DEC 2025

I, **SRI. ASHOK KUMAR ROY**, proprietor of "**M/S ROYAL CONSTRUCTION**" and the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has 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 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 the promoters is 31.08.2027.
4. That seventy per cent of the amounts realised by the promoters 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 promoters 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 the promoters shall take all the pending approvals on time, from the competent authorities.

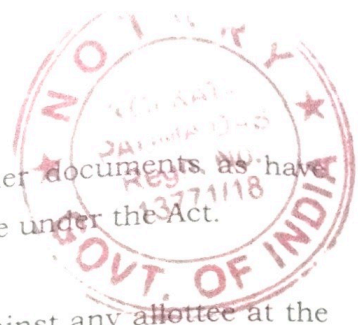


19 JAN 2026

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M.'s Court
Kolkata-700001

9. That the promoters have furnished such other documents, as have been prescribed by the rules and regulations made under the Act.

10. That the promoters 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.

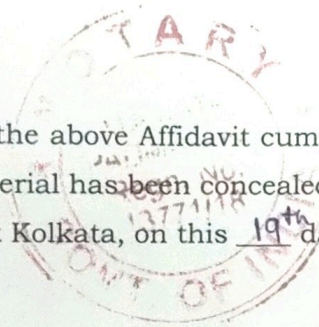


Royal Construction
Proprietor

Deponent

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

Verified by me at Kolkata, on this 19th day of January, 2026.



Royal Construction
Asw in Ray
Proprietor

Deponent
Identified by me

Subhro Kanti Roy Chowdhury
Advocate

SUBHRO KANTI ROY CHOWDHURY
Adv.
High Court Calcutta

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
Kolkata-700001

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

Padma Das
PADMA DAS
NOTARY

19 JAN 2026