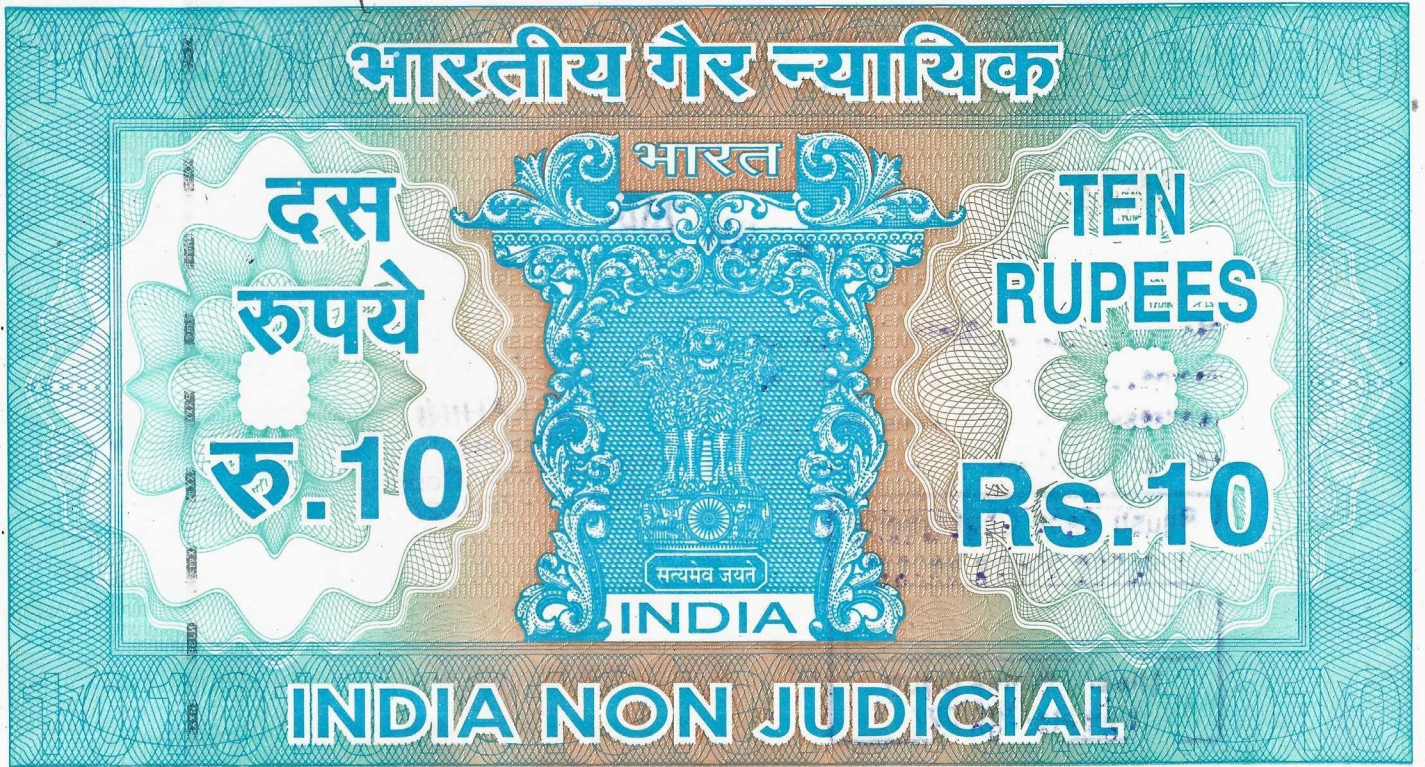


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

99AB 151991

Before The Notary Public



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

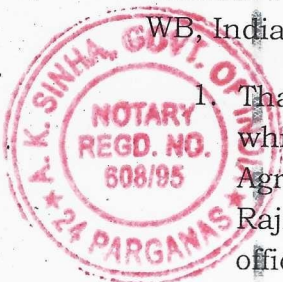
Affidavit cum Declaration

Affidavit cum Declaration of Sri Avishek Chakraborty, Partner of M/s. ROYAL SHELTERS promoter of the proposed project **RAJ KIRON** at Premises No. - 482, Bara Khola, Ward No. - 109, Borough - XII of KMC, Mouza - Bara Khola, J.L. No. - 21, R.S. Dag No. - 143, R.S. Khatian No. - 147, P.S. - Purba Jadavpur, P.O. - Mukundapur, Kolkata - 700099, WB, India

I, Avishek Chakraborty, Partner of M/s. ROYAL SHELTERS promoter of the proposed project **RAJ KIRON** at Premises No. - 482, Bara Khola, Ward No. - 109, Borough - XII of KMC, Mouza - Bara Khola, J.L. No. - 21, R.S. Dag No. - 143, R.S. Khatian No. - 147, P.S. - Purba Jadavpur, P.O. - Mukundapur, Kolkata - 700099, WB, Indiado hereby solemnly declare, undertake and state as under:

1. That our Firm M/s. ROYAL SHELTERS has a legal right/title to the land on which the development of the project is proposed via Joint Development Agreement with the Land Owner namely Smt Anita Sengupta w/o Late Rajibmoy Sengupta vide Deed No : I -160601849/2019 registered at the office of the ADSR Sealdah, 24 Pgns South.

23 AUG 2024



3921

16 JUL 2024

No
Name.....
Address.....
Rs. *100*.....

B. C. LAHIRI
Advocate
Alipore Police Court
Kolkata - 700 027

Pijush Kanti Chakraborty
Licence Stamp Vender

MC
Alipore Police Court
Kolkata-700 027



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 30-06-2025
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project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.
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.



Avishek Chakraborty
Deponent

Verification

I, Avishek Chakraborty Son of Ashok Kumar Chakraborty Resident of Siddhidata Apartment, 10 Ruby Park, Kasba, Haltu, Kolkata - 700078 do solemnly affirm 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 Kolkata on this 23rd day of August, 2024

*Solemnly Affirmed & Declared
before me on Identification*

A. K. Sinha

A. K. Sinha, Notary
Alipore Judges/Police Court, Cal-27
Regd. No. 608/1995 Govt. of India

Avishek Chakraborty
Deponent

Identified by me

[Signature]
Advocate

23 AUG 2024

