

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vikash Agarwal, being authorized representative of the promoter of the proposed project named as "ROYAL PEARL" at 15/2, Priyanath Mullick Road, Kolkata - 700 026 duly authorized by the promoter of the proposed project vide its authorization dated 26.12.2023.

1. I am fully aware of the provisions of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the Act"), which have come into force in West Bengal. The Act aims to regulate the real estate sector and promote transparency, accountability, and efficiency in real estate projects.
2. I acknowledge that the term "Common Area" has been defined under Clause(n) of Section 2 of the Act, which specifies the areas within the real estate project that are designated for common use by all allottees.
3. In accordance with the power granted to the Authority under Section 37 of the Act to issue directions, I hereby affirm that, while applying for the registration of **ROYAL PEARL**, I will abide by the provisions contained in section 17 of the Act, read with Clause (n) of Section 2, pertaining to the 'Common Area'.

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
Reg. No. 13780/18
C.M.M.S' Court
2 & 3 Bankshall Street
Kolkata-700 001



05 JAN. 2024

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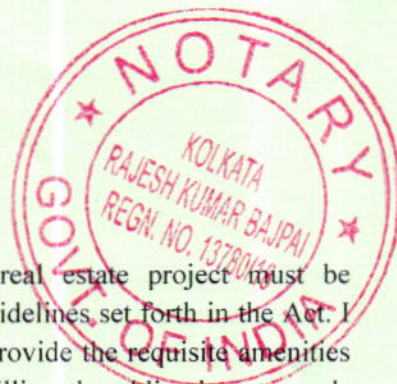
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RAKESH KUMAR BAPAT
NOTARY PUBLIC OF INDIA
REG. NO. 13780/18
C.M.M.S. Court
2 & 3 Bankhabai Street
Kolkata-700 001

08 JAN 2024



4. I understand that the Common Area within the real estate project must be maintained and utilized as per the requirement and guidelines set forth in the Act. I will ensure that all necessary measures are taken to provide the requisite amenities and facilities within the Common Area, thereby fulfilling the obligations towards the allottees.
5. I further affirm that the information provided in this affidavit is true and accurate to the best of my knowledge and belief. I understand that any false statement or misrepresentation made herein may result in legal consequences, including penalties and legal action.
6. I undertake to promptly notify the Authority of any changes or modifications to the Common Area or any non-compliance with the provisions of the Act, and I will cooperate fully with the Authority in any inspection or audit conducted in relation to the same.

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 Kolkata on this 26th day of December, 2023.



Solemnly Affirm & Declared Before
Me on Identification of Ld. Advocate

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
REGN. NO. 13780/18
C.M.M. Court, Kolkata-W.B



Identified by me


TINA DAS
Advocate
Regn No. - F-1322/21

RAJESH KUMAR BAJPAI
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