

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



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. Vikash Agarwal, being appointed as an Authorized Representative of M/s. Utopia Developers, promoter of the proposed project, vide its authorization dated 26.12.2023:

I Mr. Vikash Agarwal, being appointed as an Authorized Representative of M/s. Utopia Developers, promoter of the proposed project "Royal Pearl" and duly authorized by the promoter of the proposed project "Royal Pearl" do hereby solemnly declare, undertake and state as under:

1. M/s. Sunrise Builders And Finance Pvt Ltd, M/s Urvashi Distributors Pvt Ltd, Mr. Bisweswar Chowdhury & Mrs. Chanda Chowdhury, have the legal title of 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 along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

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

ননজুডিসিয়াল স্ট্যাম্প মূল্য ২০.০০ টাকা

ক্রমিক নং ৪৩৯৮ তারিখ

10 DEC 2023

নাম Ctopia Developers

ঠিকানা ১১/১১/১১ East Top Hat Rd.

স্ট্যাম্প ডেভার - শ্রী অলোক মণ্ডল  
মোকাম- এ.ডি.এস.আর ঘাটেশ্বর, দঃ ২৪ পরগণা

Ka-46,



02 JAN 2024

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

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by the promoter is 31-12-2026

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

7. That promoter shall take all the pending approvals on time, from the competent authorities.

8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

9. That 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.

  
Deponent

### 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 26<sup>th</sup> day of December 2023.

  
Deponent

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

05 JAN 2024