

भारतीय गैर न्यायिक

बीस रुपये

रु. 20

भारत

Rs. 20

TWENTY
RUPEES

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

31AA 646982



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 **ROYAL CONSTRUCTION** Developer of the proposed project **ROYAL PALACE**;

We, Rajib Talukdar S/o Late Dilip Kumar Talukdar & Badal Kumar Chakraborty s/o Late Kartick Chandra Chakraborty Partners of **ROYAL CONSTRUCTION** do hereby solemnly declare, undertake and state as under:



03 APR 2024

19046

Sl. No.....Date.....
Rs.....
Name.....
Address.....

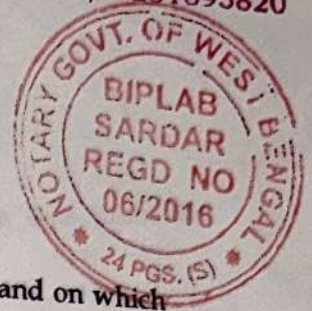
Biswanath Halder, Advocate
Alipore Police Court, Kol-700 027

Biswanath Halder, Advocate
Alipore Police Court, Kol-700 027

SMRITI BIKASH DAS
Govt. Licence Stamp Vender
Alipore Police Court
Kol-27

DECLARATION SUBMITTED BY AN APPLICANT WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER
I hereby declare that the above mentioned construction is
being carried out in accordance with the provisions of the
Royal Construction Act, 1956 and the Royal Construction
Regulations, 1956 and that the same is not a
reconstruction of the existing structure.

0 3 498 5024

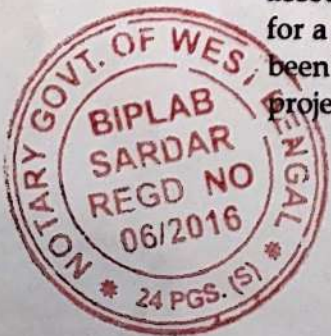


1. Mr. Binoy Krishna Adhikary & 3 Ors. have a legal title to the land on which the development of the proposed project is to be carried out

AND

a legally valid authentication of title of such land 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 2 June, 2026.
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.



03 APR 2024



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 CONSTRUCTION
Amib Talukder
BK Chandra
Partners
Deponent

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 _____ on this 24th day of March, 2024



Solemnly Affirmed & Declared
before me on Identification


BIPLAB SARDAR,
NOTARY
Regd. No 06/2016
Govt. Of W. Bengal

ROYAL CONSTRUCTION
Amib Talukder
BK Chandra
Partners

Deponent

Identified by me
Preeti
Advocate

03 APR 2024