

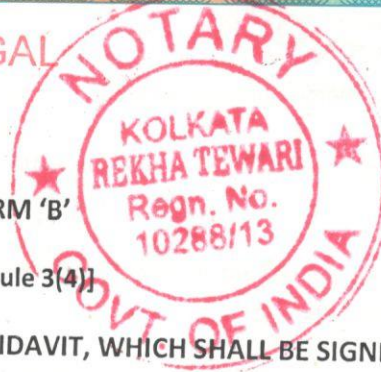


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

97AB 440886

FORM 'B'

[See Rule 3(4)]



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Hemanshu Raja, duly authorized by the promoter of the proposed project "VASUDEVA ROYALE", vide his authorization dated 05/06/2024.

I, Mr. Hemanshu Raja, duly authorized by the promoter of the proposed project "VASUDEVA ROYALE", do hereby solemnly declare, undertake and state as under:

1. That SRI PRADEEP KUMAR BANERJEE 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 along with an authenticated copy of 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.

14 JUN 2024

  
REKHA TEWARI  
NOTARY  
Regn. No.-10288/13  
C.M.M'S. Court  
Kolkata-700 001

ননজুডিসিয়াল স্ট্যাম্প মূল্য ২০.০০ টাকা  
ক্রমিক নং ২৬৬৬ তার  
নাম  
ঠিকানা

17 MAY 2024



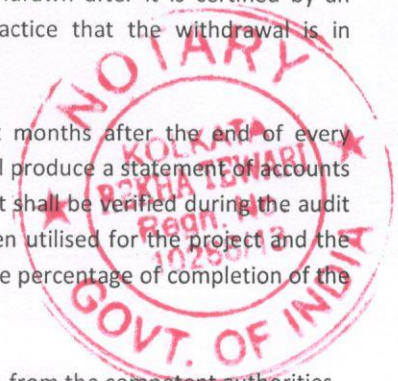
স্ট্যাম্প জেতার - শ্রী অলোক মণ্ডল  
স্বাক্ষর - এ.ডি.এস.আর. সাক্ষর, দঃ ২৪ পরগণা



REGISTRATION NO. 12345  
C.M.M. COURT  
KOLKATA-1

17 JUN 2024

3. That the time period within which the project shall be completed by promoter is 31/03/2026.
4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



**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 Kolkata on this 14 Day of June, 2024.

**VASUDEVA BUILDERS**  
*Hemant Kumar Raja*  
Proprietor

Deponent

Identified by Me  
*Himadri Chakraborty*  
Advocate  
Enrollment No. WB/154-A/1991  
C.M.M.S. Court, Kolkata

**REKHA TEWARI**  
**NOTARY**  
Regn. No.-10288/1:  
C.M.M'S. Court  
Kolkata-700 00

**SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION**

*Rekha Tewari*  
**REKHA TEWARI**  
**NOTARY**

**14 JUN 2024**