

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

82AB 525615

Notary Govt. of India
Serampore Court

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT



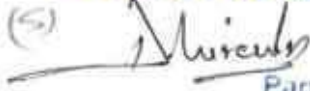
Affidavit cum Declaration of **Mr. Dhiren Patel**, of Perfect Realty, Promoter of the proposed project "ROYAL AURA" is duly authorized by the other partners of Perfect Realty promoter of the proposed project Royal Aura, vide its/his/their authorization dated 27.04.2023.

I, Dhiren Patel Partner of The Firm Perfect Realty promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed.

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

PERFECT REALTY

(S) 
Partner

27 APR 2023

9404 28/4/2013
ক্রম - ১। শ্রীমতী PERFECT REALTY
ঠিকানা 105 B.K STREET UTTARPARA

মূল্য _____ টাকা _____ টাকা

স্বাক্ষর ভেঙারের নাম _____

অরুণ সরকার
হাওড়া প্যালেসের
সহকারী জ্যেষ্ঠ সচিব

INDIAN JUDICIAL

UTTARPARA

3. That the time period within which the project shall be completed by me/promoter is 23-03-2027.

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

PERFECT REALTY

(S) 
Partner

Deponent

27 APR 2023

Verification

I, Dhiren Patel, S/o Vinod Kumar Patel, 75 New G T Road, Uttarpara, West Bengal-712258 do solemnly affirm and confirm 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 Uttarpara on this 27th day of April, 2023.



PERFECT REALTY

Dhiren Patel
Partner

Deponent

Verified before me at this 27th day of 27 APR 2023 April 2023 at Serampore.

Identified by me.

G. Ghosh
Advocate

GOPAL CH. GHOSH
ADVOCATE
SERAMPORE COURT
ENROLMENT No: F/569/664/84



Date: 27-04-2023

(S) Dhiren Patel

Solemnly affirmed and declare before me

A.K.R. Saha
A.K.R. SAHA NOTARY
Govt. of India Serampore
Reg. No. 589/95

27 APR 2023