

ROYAL DEVELOPERS

Contact : 9933584696 / 9825287783 / 9831019932

ARAMBAGH (Link Road) :: HOOGHLY

Ref. No. :

Date. :

DETAIL OF CONSULTANTS/ CONTRACTORS

SR. NO.	CONSULTANT/ CONTRACTOR	DESIGNATION	CONTACT NO.	MAIL ID	ADDRESS
1.	Amulya kr. Das	Civil Engineer	9933301540		Basantapur, Mohanta para Arambag, Hooghly, 712 601
2.	B. S. Project & Eng. Pvt. Ltd. (Subhankar Roy)	Engineer	9830 4830 74	rajusubhankar @yahoo.co.in.	237, Kabi Nabin Sen Road, Nagar Bazar, West-700028
3.	Mimansu SK.	Civil Contractor			Nadaipur, Laskarpur, VTC - Lalgola, P.O. Lalgola, Dist. Murshidabad, W. B. Pin - 742148.

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Som S.
Partner

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CAR PARKING ALLOCATION

Date :

SR. NO.	DETAIL	AREA OF GARAGE	NO. OF GARAGE
1	Car Parking	135 Sqft.	11 NOS.
2	Bike Parking	24.5 Sqft.	21 NOS
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DEVELOPMENT WORKS: COMMON AREA AND FACILITIES/ AMENITIES

SR. NO.	DETAIL	AVAILABLE (YES/ NO)
1	Internal Road and Foot Path	N.A.
2	Water Supply	Yes
3	Sewerage (Chamber, Lines, Septic Tank, STP)	Yes
4	Storm Water Drains	Yes
5	Landsaping and Tree Plantation	N.A.
6	Street Lighting	N.A.
7	Fire Protection/ Fire Safety requirement	Yes
8	Electrical Meter Room	Yes
9	Recreational Open Space	N.A.
10	Open Parking	N.A.
11	Rain Water Harvesting	N.A.
12	Drinking Water facility for worker	Yes
13	Labour Hutment area	Yes

ROYAL DEVELOPERS


Partner

FORMAT- 3

To

The Authority,

WBRERA

West Bengal

Respected Sir/Mam,

The number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment in our project "ANANYA Apartment", situated at Police Station- Arambagh, District- Hooghly under Arambagh Municipality, Ward No. 19, Holding No. 504/A, Mohalla/Street/Road- Link Road, P.O&P.S- Arambagh, District-Hooghly, Pin-712601, West Bengal, India:-

Residential Unit Details

Floor	No of units	Flat Carpet area in sq ft	Flat Carpet Area (sq m)	Type
2 nd	6	3996	371	Residential
3 rd	6	3996	371	Residential
4 th	6	3996	371	Residential

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Total no of blocks, the units, the carpet area and built up area is shown below.

Block	Total Unit	Carpet Area (Sq. Mtr.)	Built Up Area (Sq. Mtr.)
Not Applicable			

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ROYAL DEVELOPERS



Partner

(SOMNATH SINHA)

One of the Promoters

Deponent

Identified by me

(BISWAJIT DEY)

District Judges Court, Hooghly



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Notary Public of India

75AB 499614

S/L No. 03
Date 20.03.2024

BEFORE THE NOTARY PUBLIC AT CHANDANNAGAR, HOOGHLY

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Sri Somnath Sinha, one of the promoters of the Promoter's Firm- **Royal Developers** of the proposed project vide his authorization dated 08.05.2023

I, SRI SOMNATH SINHA (PAN-AZZPS5125L) (AADHAAR NO. 4637 4994 7465), Son of Sri Santosh Kumar Sinha, by Religion-Hindu (Indian Citizen), by Occupation-Business, residing at Vill.Farm Side Road, 2 No. Lane, Chinsurah Agricultural Farm, Simla (CT), P.O.- Chinsurah (R.S), P.S.- Chinsurah, Dist.- Hooghly, Pin No.712102, West Bengal, India, one of the promoters of the proposed project namely "ANANYA" under Arambagh Municipality, Ward No.19 (One Nine), Holding No.504/A, Mohalla/Street/Road-Link Road, P.O & P.S- Arambagh, District -Hooghly, Pin-712601, West Bengal, India do hereby solemnly declare, undertake and state as under:



Kakali Mukherjee
KAKALI MUKHERJEE
NOTARY
Regn. No.- 13791/18
Chandannagar
Hooghly-712136

1

ROYAL DEVELOPERS

Somnath Sinha
Partner

20 MAR 2024

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নামক নং
নাম- Somnath Sinha তারিখ 19/03/2024
স্বাধ- Farm Side Road
গ্রাম - Chinsurah
মুঠা- 10/-
জেলা- Hooghly
মাইসেন প্রোগ্রাম ইমপ্লিমেন্টেশন, ১৫০১ কল ক্যাড
রবীন্দ্র নাথ্যায়ন ভাটগাতি



1. That the Land Owners namely- (1)Sk Abul Kasem (PAN-AYBPS5395M), Son of Sekh Nuruddin,by Religion-Muslim(Indian Citizen), by Occupation–Business; (2) Monihar Begum (PAN-ARDPB3226D),Wife of Sk Abul Kasem, by Religion-Muslim (Indian Citizen),by Occupation-House wife, both residing at 1A/6, Kustia Road,P.O&P.S-Tiljala,Dist.-South 24 Parganas, Pin No. 700039,West Bengal, India have all the legal title to the land on which the development of the project is proposed.


And

A legally valid authentication of the title of such land along with an authenticated copy of the agreement between the Land 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/us promoters is 30 months
4. That seventy per cent of the amounts realised by the 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 only 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 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.



By
AK

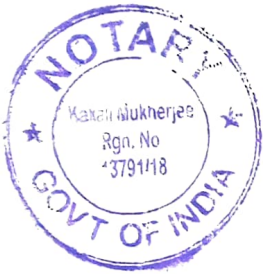

KAKALI MUKHERJEE
NOTARY
Regn. No.- 13791/18
Chandannagar
Hooghly-712138

ROYAL DEVELOPERS


Partner

20 MAR 2024

8. That I/promoter have received all stator approvals and permits from the competent authorities for commencement of the proposed real estate project.
9. That I/promoter shall take all the pending approvals on time, from the competent authorities.
10. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
11. 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.



ROYAL DEVELOPERS
 ROYAL DEVELOPERS *Som Nath Sinha*
 (SOMNATH SINHA) Partner

One of the Promoters
 Deponent

Identified by me

Biswajit Deo
 (BISWAJIT DEY) 20/02/2024,

District Judges Court, Hooghly

Regd. no. WB/1588/2009

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 Chandannagar on this 20th day of March, 2024.

ROYAL DEVELOPERS
 ROYAL DEVELOPERS *Som Nath Sinha*
 (SOMNATH SINHA) Partner

One of the Promoters

Deponent

Identified by me

Biswajit Deo
 (BISWAJIT DEY) 20/02/2024,

District Judges Court, Hooghly

Regd. no. WB/1588/2009

Kakali Mukherjee
KAKALI MUKHERJEE
 NOTARY
 Regn. No.- 13791/18
 Chandannagar
 Hooghly-712136

20 MAR 2024