

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Notary Public of India

75AB 499614

S/L No. 23  
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:

1

ROYAL DEVELOPERS

  
Partner

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

20 MAR 2024



20/3/24  
AK

3329

ক্রমিক নং:  
নাম- Somnath Sinda তারিখ 19/03/2024  
সংখ্যা- Farm Side Road  
গ্রাম - Chinsurah  
মূল্য- 10/- জেলা- Hooghly  
সাহসেন্দ্র প্রাপ্ত ইচ্ছাপূর্ণ দেহদাতা, পুত্রের স্বাক্ষর কোর্ট  
রবীন্দ্র নাথানন্দ ভট্টাচার্য



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.



Roy  
Adk

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

ROYAL DEVELOPERS

  
Partner

20 MAR 2026



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

(SOMNATH SINHA)

One of the Promoters

Deponent

Identified by me

*Biswajit De*  
(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 20<sup>th</sup> day of March, 2024.

ROYAL DEVELOPERS

ROYAL DEVELOPERS

(SOMNATH SINHA)

One of the Promoters

Deponent

Identified by me

*Biswajit De*  
(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-712138

20 MAR 2024