



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

82AB 525617

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 VISTAS" is duly authorized by the other partners of Perfect Realty promoter of the proposed project Royal Vistas, 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

27 APR 2023

(S)

Dhiren Patel
Partner

A
My Seal



9606 ডা 28/4/2023

ক্রম - শ্রী / শ্রীমতী PERFECT REALTY

ঠিকানা 105' B.K STREET UTTARPARA

মূল্য _____ টাকা _____ গরম

স্বাক্ষর দেওয়ার নাম _____

[Handwritten Signature]



অরুণ সরকার
হাওড়া কালেক্টরেট
হাওড়া কোর্ট কমপ্লেক্স

REGISTRATION

উত্তরপ্রদেশ সরকার

হাওড়া কালেক্টরেট

হাওড়া কোর্ট

কমপ্লেক্স

হাওড়া



PERFECT REALTY

3. That the time period within which the project shall be completed by me/promoter is 31-03-2026. -

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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



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.

(S) **PERFECT REALTY**

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

27 APR 2023

Verified before me at this _____ day of _____ 2023 at _____

Identified by me -
G Ghosh
Advocate



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

Date:

PERFEGT REALTY

(S) *Dhiren Patel*
Partner

Solemnly affirmed and declare before me

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

27 APR 2023