



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

FORM 'B'

[See rule 3(2)]

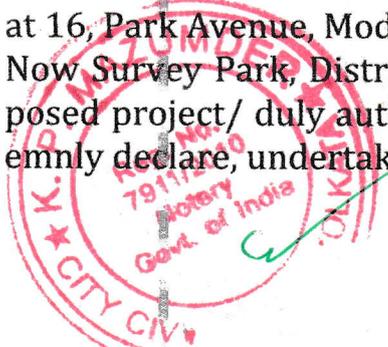
DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER



Affidavit cum Declaration

Affidavit cum Declaration of Mr. Asim Pal, (PAN:AFQPP6941N) son of Late Adhir Chandra Pal, age about 55 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at 16, Park Avenue, Kolkata - 700075, West Bengal, Director of the promoter (ROY & PAL PROJECTS INDIA PVT. LTD.) of the proposed project "57 PRATAP GARH" situated at Premises No. 57, Pratapgarh (earlier Pratap Garh Colony), P.O. - Santoshpur (Sub-Post Office -Garfa), corresponding to postal Premises No: E-38, Pratap Garh, under P.S. - erstwhile Kasba now Garfa, District 24- Parganas, Kolkata - 700075, duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 24/08/2023;

I, Asim Pal, Director of the promoter (ROY & PAL PROJECTS INDIA PVT. LTD., CIN NO: U45400WB2011PTC158039, PAN : AAFCR4034D, having its registered office at 16, Park Avenue, Modern Park, P.O. Santoshpur, Police Station - Purba Jadavpur Now Survey Park, District of South 24- Parganas, Kolkata - 700075) of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:



24 AUG 2023

ROY & PAL PROJECTS INDIA PVT. LTD.

Asim Pal.
Director.

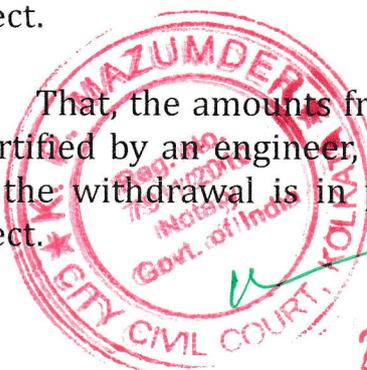


1. (a) **MR. RANEN BISWAS**, (PAN- ANKPB4013B), son of Late Anindya Kumar Biswas, by occupation -Retired from Service, (b) **MR. MANOJ KUMAR BISWAS**, (PAN- AEEP2030D), son of Late Anindya Kumar Biswas, by occupation -Retired from Service, (c) **AVA BISWAS**, (PAN- ANUPB0782D) , wife of Late Anindya Kumar Biswas, by occupation -Housewife, No. 1 to 3 are residents of E-38, Pratapgarh, Kolkata - 700075, under P.S. - erstwhile Kasba now Garfa, P.O.- Santoshpur (Sub Post Office Garfa) and (d) **SMT. SHUKLA ROY**, (PAN- AFTPR1104A), daughter of Late Anindya Kumar Biswas, and wife of Asit Roy, by occupation - Housewife, resident of 24A, Panditia Road, Sarat Bose Road, P.O.- Sarat Bose Road, P.S.- Gariahat, Kolkata - 700029, (e) **SMT. SWAPNA GANGOPADHYAY**, (PAN- BBIPG8739A) , daughter of Late Anindya Kumar Biswas and wife of Sri Subir Gangopadhyay, by occupation - Housewife, all by faith - Hindu, by Nationality - Indian, resident of 11, Garfa North Lake Road, Santoshpur, P.O.- Santoshpur (Sub Post Office Garfa), P.S. - erstwhile Kasba now Garfa, Kolkata - 700075, West Bengal 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 the 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.
3. That the time period within which the project shall be completed by us/promoter is 31/01/2024.
4. That seventy percent of the amounts realised by us/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 schedule 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.



ROY & PAL PROJECTS INDIA PVT. LTD.

24 AUG 2023

Asim Pal
Director.



7. That, we / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That, we / promoter shall take all the pending approvals on time from the competent authorities

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we / 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.

ROY & PAL PROJECTS INDIA PVT. LTD.

Azim Pal
Director.

Deponent

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 24th day of August, 2023



Solemnly Affirmed & Declared
Before me on Identification

K. P. Mazumder
K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

ROY & PAL PROJECTS INDIA PVT. LTD.

Azim Pal
Director

Deponent

IDENTIFIED BY ME
S. Das
ADVOCATE

24 AUG 2023

24 AUG 2023