



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL
KOLKATA 700144

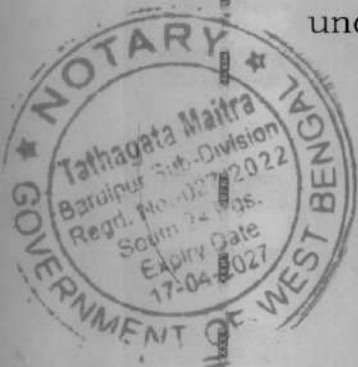
Form-'B'

Under Rule 3(4) of West Bengal Real Estate
(Regulation and Development) Rules, 2021

AFFIDAVIT CUM DECLARATION



I, BIKASH AGARWAL, son of Late Rajendra Kumar Agarwal, residing at 26, Mahamaya Mandir Road, Mahamayatala, Garia, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, District - South-24 Parganas, being the partner and also authorized signatory vide its authorization dated 29.01.2015 of the M/S. RAJWADA GROUP, a Partnership Firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Sonarpur, Kolkata - 700 084, the Developer of the project Christened "**RAJWADA ROYAL GARDENS**", being Holding No. 153, School Road, Plot No. 2, Kolkata - 700103, District - South-24 Parganas, vide its authorization dated 17.07.2014, do hereby solemnly declare, undertake and state as under:



31 MAR 2023

As Lawfully Self & Constituted Attorney of
Rajwada Group Partners
1) Parveen Agarwal
2) Raj Kumar Agarwal

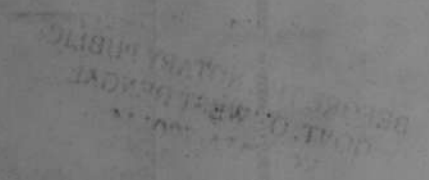
27 MAR 2023

3796
নং তার

স্ব
ক্রেতা

H. Sardar
Advocate
Baruipukur Civil Court

ভেদ্যার :- শ্রী প্রণব দে
বারুইপুর সাব-রেজিস্ট্রারী অফিস
জেলা- দক্ষিণ ২৪ পরগণা

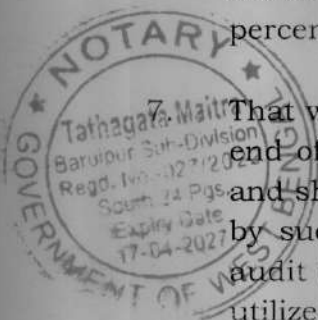


As Lawfully Self & Constituted Attorney of
Rajwade Group Partners
11 Bardeen Agrwal
51 Raj Kumar Agrwal

31 MAR 2023



1. We have 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/s 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 is 24.12.2026 as per sanctioned building plan vide plan no. 160/REV/CB/26/36 dated 24.12.2021, duly sanctioned by the Rajpur – Sonarpur Municipality.
4. That seventy percent of the amounts realized by us 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.

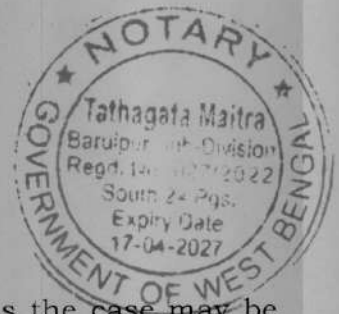


That we shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for 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.

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8. That we shall take all the pending approvals on time, from the competent authorities.
9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That we shall not discriminate against any allottee at the time of

As Lawfully Self & Constituted Attorney of
Rajwada Group Partners
Anoop Agarwal
Anoop Agarwal



allotment of any apartment, plot or building, as the case may be, on any grounds.

As Lawfully Self & Constituted Attorney of
Rajwada Group Partners
1) Parveen Agarwal
2) Raj Kumar Agarwal
Deponent



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from
Verified by me at Kolkata on this 31st day of March, 2023.

31 MAR 2023

Identified by me

Adm.
Alipore Judges' Council

As Lawfully Self & Constituted Attorney of
Rajwada Group Partners
1) Parveen Agarwal
2) Raj Kumar Agarwal
Deponent

Signature(S) Attested
On Identification

TATHAGATA MAITRA
NOTARY
Baruipur Civil & Criminal Court
Regd. No.- 027/2022
Govt. of West Bengal