

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 185657

BEFORE THE NOTARY PUBLIC  
GOVERNMENT OF INDIA  
ALIPORE POLICE COURT



**FORM-B**  
[see rule 3(4)]

**AFFIDAVIT CUM DECLARATION**

**Affidavit cum Declaration of Mr./Ms. SUNIL AGARWAL promoter of the proposed project / duly authorized by the promoter of the proposed project vide its/his/their authorization dated 03/10/2023:**

I, **SUNIL AGARWAL** Son/Daughter/Wife of **Late Mahabir Prasad Agarwal** aged **57 Years** R/o Flat No. 3A, 3<sup>rd</sup> Floor, Block P, Sherwood Estate, 169, N S C Bose Road, Post Office - Narendrapur, Police Station - Sonarpur, Kolkata - 700105 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  
Or

13 DEC 2023

3678

28 APR 2023

SL. NO. .... DATE .....  
NAME .....  
ADD. ....  
AMT. .... 1000

ANUJ JALAN  
ADVOCATE  
HIGH COURT, CALCUTTA

  
MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



Aamod Niwas Private Limited & Others have/~~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 the 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.

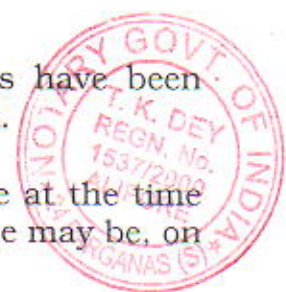
2. That the said land is free from all encumbrances.  
or \_\_\_\_\_  
~~That details of encumbrances \_\_\_\_\_ including details of any rights, title, interest or name of any party in or over such land, along with details.~~
3. That the time period within which the project shall be completed by ~~me/~~ promoter is **31.12.2028** (Project Completion Date).
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.



13 DEC 2023



9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. 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.



**FOR RAGHABPUR PROJECTS LLP**

*Sapanwal*

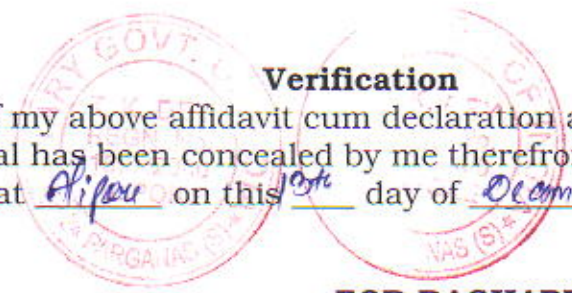
**AUTHORISED SIGNATORY**

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 Alipore on this 13<sup>th</sup> day of December 2023.



**FOR RAGHABPUR PROJECTS LLP**

*Sapanwal*

**AUTHORISED SIGNATORY**

Deponent



Solemnly Affirmed & Declared  
before me on Identification

T. K. Dey, Notary  
Alipore Judges Police Court, Cal-27  
Reg. No. 1537/2000, Govt. of India

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Identified by me

*Nabakumar*

Advocate

*Nabakumar Mukhopadhyay*  
Advocate

Alipore Police Court  
Enr. No.-WBI/2037/1999

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