

A29/29

C-5646 (1)

F-L-130

P-47

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल 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 03.08.2015 of the M/S. RAJWADA DEVELOPER, 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 LAXMI GRAND AVENUE**", being Holding No. 225, N.S. Road, Kolkata -700103, District South 24-Parganas, vide its authorization dated 08.09.2020, do hereby solemnly declare, undertake and state as under:



31 MAR 2023

As Lawfully Self & Constituted Attorney of  
Rajwada Developers Partners.  
1) Parveen Agarwal  
2) Rajkumar Agarwal



27 MAR 2023

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ক্রম

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

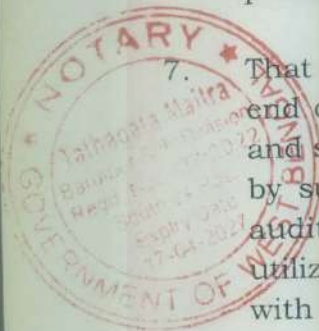
J. Sardar  
Advocate  
Baruipur Civil Court



স্বাক্ষরিত  
তারিখঃ ২৭/৩/২৩  
স্বাক্ষরঃ



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 13.03.2026 as per sanctioned building plan vide plan no. 224/CB/26/27 dated 13.03.2021 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.
7. 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.
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



31 MAR 2022

As Lawfully Self & Constituted Attorney of  
Rajwada Developers Partners.  
1) Parveen Agarwal  
2) Rajkumar Agarwal





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

As Lawfully Self & Constituted Attorney of  
Rajwada Developers Partners.

- 1) Parveen Agarwal
- 2) Rajkumar 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 31<sup>st</sup> day of March,  
2023.

As Lawfully Self & Constituted Attorney of  
Rajwada Developers Partners.

- 1) Parveen Agarwal
- 2) Rajkumar Agarwal

Deponent

Identified by me  
Ash D S  
Advocate  
Alipore Judge's Court

Signature(S) Attested  
On Identification

Maitra  
TATHAGATA MAITRA  
NOTARY

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



31 MAR 2023