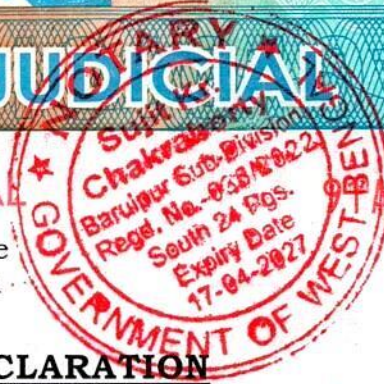




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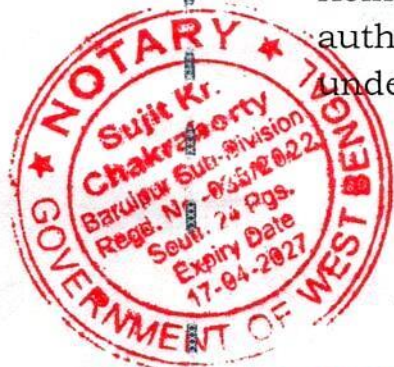
Under Rule 3(4) of West Bengal Real Estate
(Regulation and Development) Rules, 2021



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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, Post Office - Garia, Police Station-Sonarpur, Kolkata - 700 084, the Developer of the project Christened "**RAJWADA ROYAL GARDENS**", being Holding No. 154, School Road, PO: Narendrapur, PS- Sonarpur, Kolkata-700103, District- South 24 Parganas, vide its authorization dated 17.07.2014, do hereby solemnly declare, undertake and state as under:



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

19 OCT 2023

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22 SEP 2023

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H. Sardar

Advocate

Baruipur Civil Court

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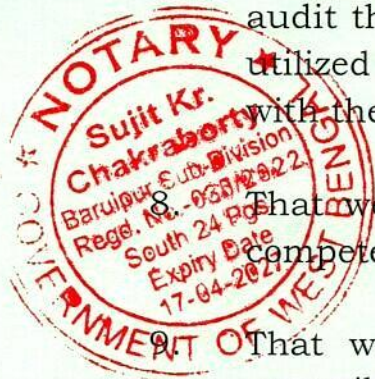


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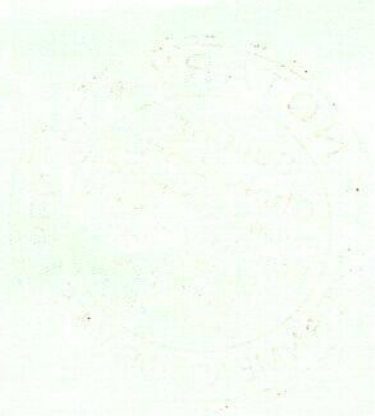
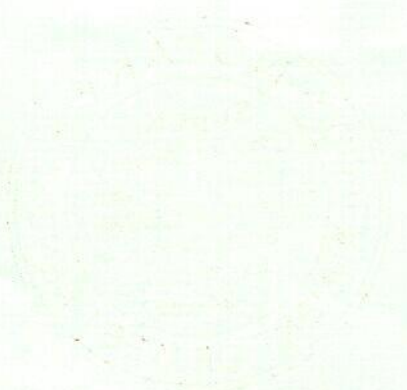


1. We have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner/s and promoter for development of the real estate project is enclosed 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 **18.10.2026** as per sanctioned building plan vide plan no. **SWS-OBPAS/2207/2023/2257/EXT/1** dated **19.10.2023**, 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.



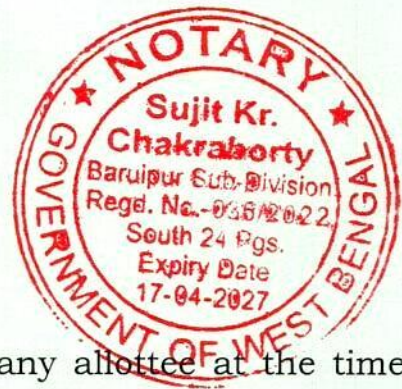
19 OCT 2023

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



Attest: [Signature]
[Name]
[Title]

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10. That we 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.

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 Baruipur on this 19th day of October, 2023.



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

Deponent

19 OCT 2023

Solemnly declared and affirmed before me on identification under the Notary Act.

SUJIT KUMAR CHAKRABORTY
NOTARY PUBLIC
Regd. No. - 035/2022
Govt. of West Bengal

Identified by
[Signature]
Advocate
F-1345-1246-2015

