



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL
Form-'B'

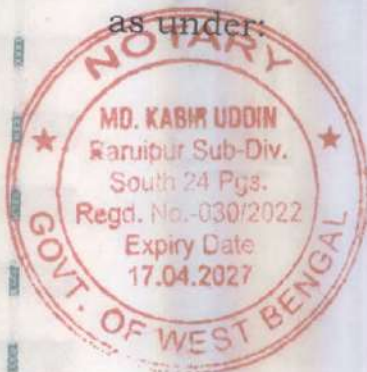
Under Rule 3(4) of West Bengal Real Estate
(Regulation and Development) Rules, 2021

BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL
KOLKATA-700144

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 DEVELOPER**, 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 LUXURIA**", being Holding No. 278, Kali Mohan Roy Chowdhury Road, Kolkata-700151, District- South 24 Parganas, vide its authorization dated 19.03.2021, do hereby solemnly declare, undertake and state as under:



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

26 APR 2023

1137

12 APR 2023

H. Sardar

Advocate

Baruipur Civil Court

নং তাং

মূল্য

ক্রমে

ভেদ্যার :- শ্রী প্ৰণব দে

বারুইপুৰ সাব-রেজিষ্ট্রারী অফিস

জেলা- দক্ষিণ ২৪ পরগণা



BEFORE THE NOTARY PUBLIC
COURT OF WEST BENGAL
WEST BENGAL



As Lawfyr & Co. Consttuted Attorney of
Rajwade Developers Partners
1) Rajwade Agewal
2) Rajwade Agewal

12 APR 2023

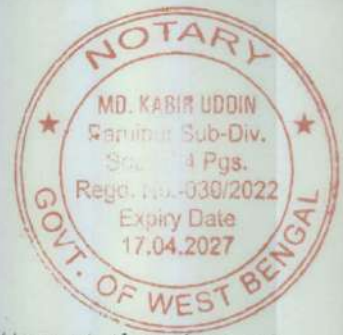


1. We have a legal title to the land on which the development of the proposed project is to be carried out and a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner/s and promoter for development of the real estate project is enclosed 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 **03.02.2026** as per sanctioned building plan vide plan no. **SWS-OBPAS/2207/2022/1861** dated **04.02.2023**, 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.



26 APR 2023

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



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.

Parveen Agarwal
As Lawfully Self & Constituted Attorney of
Rajwada Developers Partners.

- 1) Parveen Agarwal
- 2) Rajkumar Agarwal

Deponent

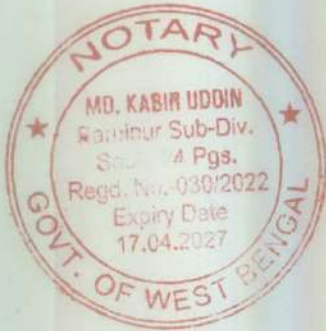
Verification

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 _____ on this ____ day of _____, 2023.

Parveen Agarwal
As Lawfully Self & Constituted Attorney of
Rajwada Developers Partners.

- 1) Parveen Agarwal
- 2) Rajkumar Agarwal

Deponent



Identified by

Monidepa Sarda
Advocate

Pill-1777/2024

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

Kabir Uddin
MD. KABIR UDDIN
NOTARY
Regd. No.- 030/2022
Govt. of West Bengal

26 APR 2023