

no 165/18

EM/4-1058



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

23AB 121789

BEFORE THE NOTARY PUBLIC
WEST BENGAL



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 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. 154, Plot No. 1, School Road, vide its authorization dated 29.01.2015, do hereby solemnly declare, undertake and state as under:



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খরিদার

তাপস হালদার স্ট্যান্ডিং ডেপুটি
সোনারপুর, জ্যা.ডি. দাব রেজিস্ট্রার অফিস

RAJWADA GROUP
26, MAHAMAYA MANDIR ROAD,
MAHAMAYATALA, P.O. CARIA
P.S. SONARPUR, KOLKATA-700084

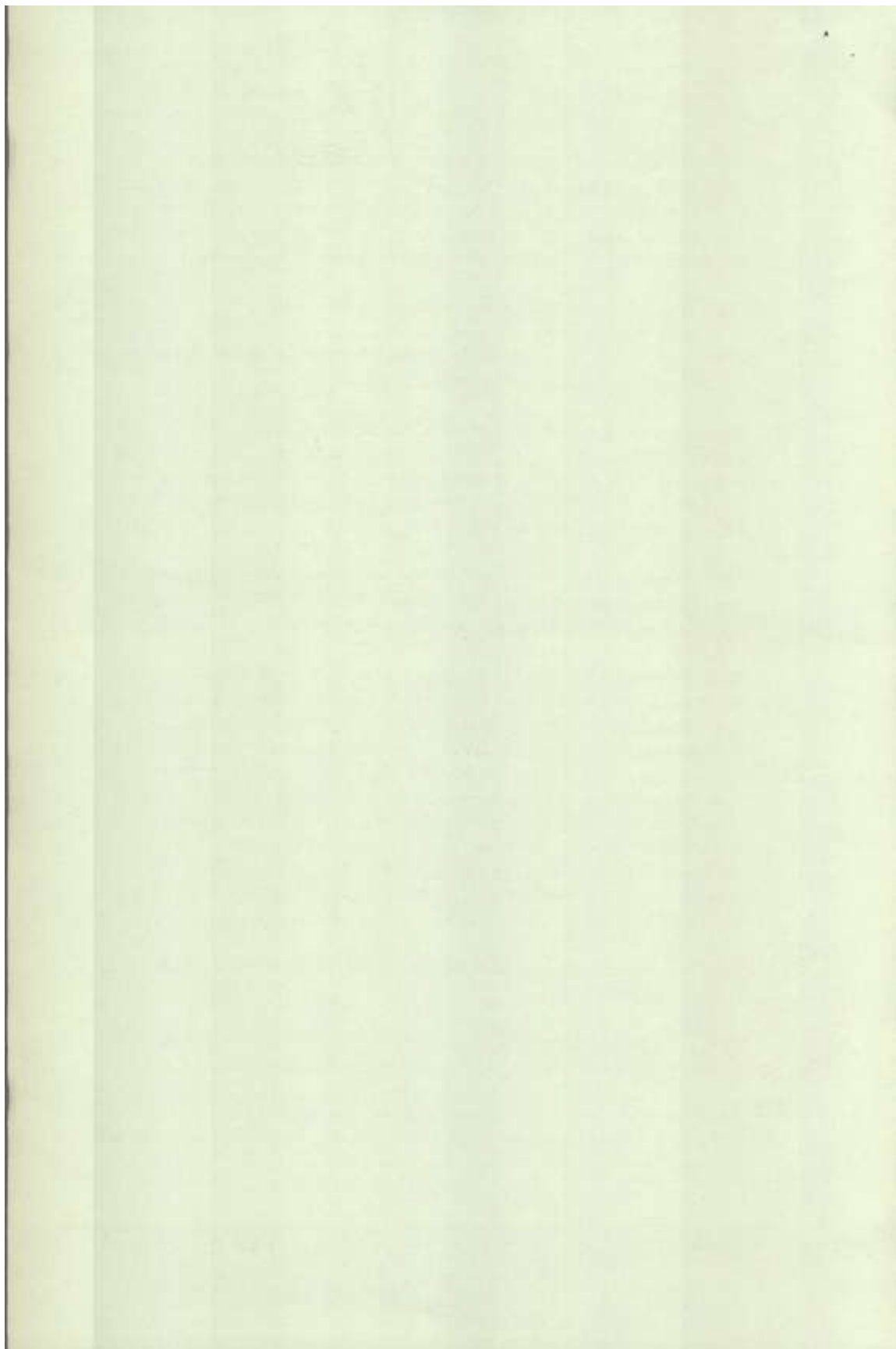
স্বাক্ষর



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 December, 2022.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.
7. That we shall take all the pending approvals on time, from the competent authorities.
8. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That we shall not discriminate against any allottee at the time of allotment of any apartment, building, as the case may be, on any grounds.

12 NOV 2018

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 12th day of November, 2018.

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

Deponent

Identified by me

[Handwritten signature]
Advocate

Signature(S) Attested
On Identification

[Handwritten signature]

M. DASMONDAL
NOTARY
Baripada: Civil & Criminal Court
Regd. No. - 34/2002
Govt. of West Bengal



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