

Entry No. 1068

840



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC AT KOL-144

**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 EMERALDS**, being Holding No. 13, N. S. Road, vide its authorization dated 29.01.2015, do hereby solemnly declare, undertake and state as under:



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নং ৬৬৬ ডা. ১৭/১০/১৪

খরিদার

অপস হানাদার স্ট্যাম্প ডেপার  
সোনালপুর, খ্যা.ডি. সার প্রেসিডেন্সি অফিস

RAJWADA GROUP  
25, MAHAMAYA MANDIR ROAD,  
MAHAMAYATALA, P.O. CARIA  
P.S. SONARPUR, BOLKATA-700084

অপস হানাদার

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 except the "Mortgage Loan" and the said Deed of Mortgage was registered in the office of the A.R.A-1, Kolkata and recorded in book no.-1, volume no. 1901-2017, pages from 108468 to 108531 Being no. 190103416 for the year 2017.
3. That the project has been completed by us as per sanctioned building plan vide plan No. **2090/REV/CB/26/21 dated 17/3/2015** duly sanctioned by the Rajpur-Sonarpur Municipality and also have been filed an application for the Occupancy Certificate before 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.



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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.

*Bikal Gany*

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 \_\_\_\_\_, 2018.

*Bikal Gany*

Deponent

Identified by me

*Aish Das*  
Advocate



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Solemnly affirmed & declared before me  
Identification at Bar under Civil &  
Criminal Court under Notaries Act 1952

*P. K. Pal*  
NOTARY Govt of W. Bengal  
Regd No. 22 of 2002