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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC AT BARUIPUK
KOLKATA-700144

Form-'A' Under Rule 3(2) of West Bengal Housing Industry
Regulation Rules, 2018



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 - Narendrapur (formerly Sonarpur), Kolkata - 700084, District - South-24 Parganas, being the Constituted Attorney by virtue of a General Power of Attorney which was registered on 22.07.2020 in the office of A.D.S.R. - Garia, and same was recorded in Book No. IV, Volume No. 1629-2020, Pages from 6843 to 6860, Being No. 162900336 for the year 2020, of **M/S RAJWADA REALTECH**, a Partnership Firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Garia, P.S. Narendrapur (formerly Sonarpur), Kolkata - 700 084, District - South-24 Parganas, the Developer of the project Christened as "**RAJWADA GLOBAL CITY**", Holding No. 282, Street Name: Ukhila-2 ,

11 DEC 2020



19970

Sr. No.

Sold to.

of.

Rs. 10/- (Rupees Ten Only)
LICENSED STAMP VENDOR

A. K. MUKHERJEE
8, India Exchange Place,
(BASEMENT) KOL - 1

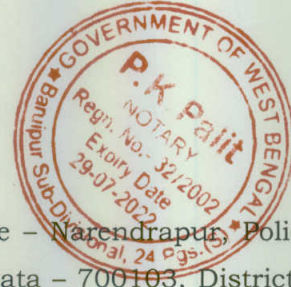
Date. Sign.

S. DAS (Adv.)
Baruipur Civil Court

E.3 JUL 2019



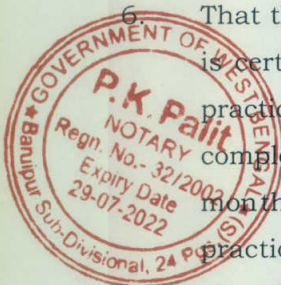
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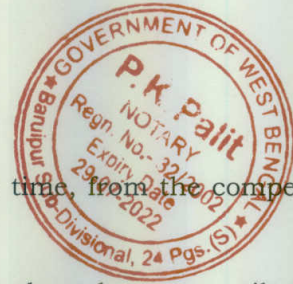
under Rajpur-Sonarpur Municipality, Post Office - Narendrapur, Police Station - Narendrapur (formerly Sonarpur), Kolkata - 700103, District - South 24 Parganas, vide four authorizations two dated 03/11/2020 & other two dated 16/10/2020 do hereby solemnly declare, undertake and state as under:

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 project shall be completed by us within December 2025 as per sanctioned building plan vide plan No. **132/CB/27/131 dated 05/12/2020** duly sanctioned by the Rajpur-Sonarpur Municipality, and completion date is **05th December, 2025**.
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 I 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.

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- 7. That I shall take all the pending approvals on time, from the competent authorities.
- 8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 9. That I shall not discriminate against any allottee at the time of allotment of any apartment, building, as the case may be, on any grounds.

Bilal As

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 Novendrapur on this 08 day of November, 2020

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Bilal As

Deponent

Identified by me
DRAFTED & IDENTIFIED BY
Aish
Advocate

Solemnly affirm & declared before me on Identification at Barulpur Civil & Criminal Court under Notary's Act 1952

P K Palit
NOTARY, GOVT of W.B.
Regd. No. 32 of 2002