

31

भारतीय गैर न्यायिक

दस  
रुपये

₹.10



TEN  
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Form-'A'

Under Rule 3(2) of West Bengal Housing Industry Regulation Rules, 2018

**AFFIDAVIT CUM DECLARATION**



3AB 121782

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, Garia, P.S. Sonarpur, Kolkata - 700 084, the Developer of the project Christened "**RAJWADA NIRVANA**", being Holding No. 2679, Ramchandrapur, vide its authorization dated 25.03.2015 and 09.04.2015, do hereby solemnly declare, undertake and state as under:



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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 project has been completed by us as per sanctioned building plan vide plan No. 379/609/KMDA Dated 14/06/2017 duly sanctioned by the South-24 Parganas Zilla Parishad and also have been obtained the Completion Certificate from the South-24 Parganas Zilla Parishad.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



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9. That we shall not discriminate against any allottee at the allotment of any apartment, building, as the case may be, on any grounds.

*[Signature]*  
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 27th day of Nov. 2018.



Solemnly Affirmed & Declared  
before me on Identification

*[Signature]*  
A. K. Sinha, Notary  
Allpore Judges/Police Court, Cal-27  
Regd. No. 608/1975 Govt. of India

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*[Signature]*  
Deponent

Identified by me  
*[Signature]*  
Advocate