

Serial No. 1690

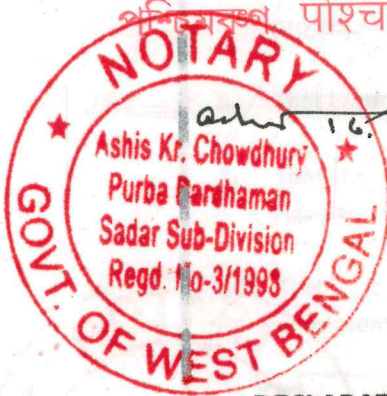
16 JAN 2025

भारतीय गैर न्यायिक

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RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



FORM 'B'

[See Rule 3(4)]

Rip Agrawal Buildtech

Partner

85AB 207626

Signed in my presence
& Identified by me

Advocate

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rohit Agrawal, duly authorized by the promoter of the proposed project "AGARWAL CITY", vide his authorization dated 11th January, 2025.

I, Mr. Rohit Agrawal, duly authorized by the promoter of the proposed project "AGARWAL CITY", do hereby solemnly declare, undertake and state as under:

1. That, Mira Agarwal & Jai Prakash Agarwal has 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 agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

16 JAN 2025

ASHIS KR. CHOWDHURY
Notary, Govt. of W. Bengal
Regd. No.-3/1998
Chanumari Road, Badamtala
Purba Bardhaman

377 16/1/23

কেন্দ্রিক নাম.....
ক্রেতার নাম..... RJP Agnew Builders
সাক্ষর.....
আবেদনের মূল্য.....

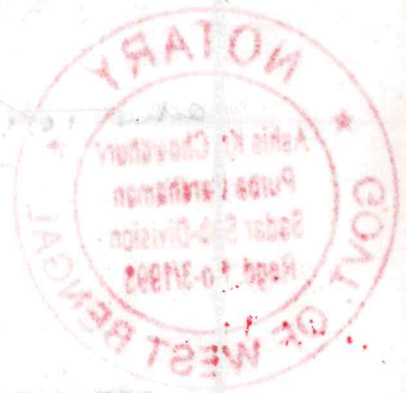
বর্ধমান ১নং টেকারী ইয়াত বরিশত ১০ 29 SEP 2023

ক্যাম্প ভেডার-মহাদেব দত্ত

সমর বেজিট্রী অফিস, বর্ধমান

সিইসেল নং- ৩/১৯৮৮

২০/১/২৩



DECLARATION SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

I, Mr. Rishi Agnew, duly authorized by the promoter of the proposed project "AGARWAL CITY", vide his authorization dated 11th January, 2023, hereby solemnly declare, undertake and state as under:

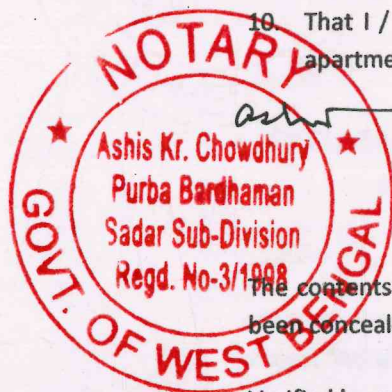
1. That Mr. Agnew, as the promoter of the proposed project is to be granted out of the proposed project is to be granted out

AND

That the said land is free from all encumbrances. I have verified the title of the said land and have found it to be correct and valid. I have also verified the title of the said land and have found it to be correct and valid. I have also verified the title of the said land and have found it to be correct and valid.

16 JAN 2023

3. That the time period within which the project shall be completed by me/promoter is 11/09/2027.
4. That seventy percent of the amounts realised by me/promoter 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 I/promoter 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter 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.



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Bardhaman on this 16th Day of Jan, 20 25.

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

Ashis Kr. Chowdhury
Govt. of West Bengal
Purba Bardhaman
Regd No -03/1998

Rjp Agrawal Buildtech

Rajit Agrawal
Partner

Deponent

16 JAN 2025

Md. Samiullah
B.A. LL.B Advocate
En. No.-WB/794/2019

Signed in my presence
& Identified by me

Md. Samiullah
Advocate

16/01/25