

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

97AB 051057

Before the Notary
Govt. of India
Durgapur
District- Paschim Bardhaman

FROM-B

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

AFFIDAVIT CUM DECLARATION

I, **SRI. SURESH AGARWAL**, Son of Sri. Nand Kishore Agarwal, by faith- Hindu, by occupation- Business, Resident of Saraf Building, Hattala Road, Durgapur- 713201, P.S.- Coke-oven, Dist.- Paschim Bardhaman, State- West Bengal, India, **Partner** of "RAGHUNATHJI PROPERTIES" having its registered office at A-12, B.B.C Pal Sarani, P.O- Bidhan Nagar, P.S- New Township, Dist- Paschim Bardhaman, W.B. India, PIN- 713212, promoter of the proposed project "RAGHUNATHJI TOWER" to be developed under N/435, Road-78, Sagarbhanga, P.O. Durgapur, P.S. Durgapur, Dist: Paschim Bardhaman, W.B. India, PIN- 713211, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:



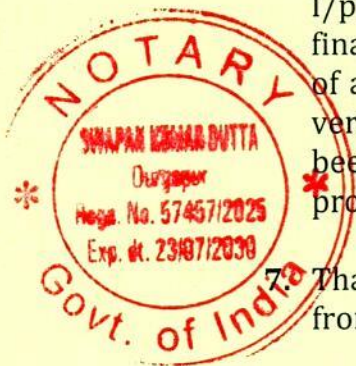
29 JAN 2026

Swapan Kumar Dutta, Notary
Durgapur, Paschim Bardhaman

Sl. No. 2277 Date 28/01/26
Sold to S. Das (VSV)
Address Durgapur-16
Value of Stamp 10/-
Date of Purchase of the stamp paper
from Treasury 20 JAN 2026
Name of the Treasury from

Durgapur
Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17

1. That **SRI. SATYAM KUNDU, SMT. SOMA KUNDU, SRI. SUBHAM KUNDU & RAGHUNATHJI PROPERTIES** (Landowner's) has a legal title to the land on which the development of the proposed project is to be carried out and legally valid authentication of title of such land along with an authenticated copy of the 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.
3. That the time period within which the project shall be completed by me/promoter is 09.12.2028.
4. That seventy percent of the amount 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 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.
7. That I, **SURESH AGARWAL**, promoter shall take all the pending approvals on time, from the competent authorities.
8. That I, **SURESH AGARWAL**, promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I, **SURESH AGARWAL**, 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.



RAGHUNATHJI PROPERTIES
Suresh K. Agarwal
PARTNER
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 Durgapur on this 29th day of January in the year 2026;

RAGHUNATHJI PROPERTIES
Suresh K. Agarwal
PARTNER
Deponent

Solemnly affirmed & declared
before me on identification

Swapan Kumar Dutta, Notary
Durgapur, Paschim Bardhaman
Hoga No 57457/2025, Govt. of India

Identified by me

Shubham

ADVOCATE

29 JAN 2026