



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

12AC 601262

FORM 'B'

[See rule 3(2)]

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



Affidavit cum Declaration

Affidavit cum Declaration of Sri Rajesh Agarwal, (PAN:ACQPA8647M), son of Late Ganga Prasad Agarwal, age about 55 years, by Faith- Hindu, by Nationality - Indian, by Occupation- Business, residing at 35, Kesto Das Pal Lane, P.O.- Beadon Street, P.S- Girish Park, Kolkata - 700006, Proprietor of the promoter (**M/S.Rajesh Agarwal**) for the proposed project "**URBASI NIWAS-I**" situated at Premises No.88, Tarak Pramanick Road, Ward No. 25 under KMC, P.O.- Beadon Street, P.S.-Girish Park, Kolkata- 700006, District- Kolkata, duly authorized by the promoter of the proposed project, vide its/his/their authorization date 5/08/2025;

I, Rajesh Agarwal Proprietor of (promoter) **M/S. Rajesh Agarwal**, having the registered office at 35, Krishnadas Pal Lane, Ward no. 025 under KMC, P.O. Beadon Street, P.S. Girish Park, Kolkata- 700006, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:



1 (a) **Sri Kripamoyee Kalika Thakurani** (PAN: AAAJS0528B), (b) **Sri Sri Durgeswar Shivalinga** (PAN: AAAJS3790D) AND (c) **Kshetreswar Trust**

RAJESH AGARWAL
Rajesh Agarwal
Proprietor

05 AUG 2025

Estate also known as **Sri Sri Kshetreswar Shivalinga** (PAN: AAAJS0529A), and its office at 85, Cossipore Road, Post Office- Cossipore, Police Station- Cossipore, Kolkata - 700002, West Bengal being represented by **Sri Sati Nath Banerjee** (PAN: AGIPB1651Q) son of Samarendra Nath Banerjee by Faith- Hindu, by Nationality-Indian, by Occupation- Retired Engineer, residing at and being Municipal Premises No. 24/8, Garcha First Lane, P.O.- Garcha, P.S.- Ballyguange, Kolkata- 700019, 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 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 us/promoter is 31/12/2025.
4. That seventy percent of the amounts realised by us/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 schedule 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, we / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, we / promoter shall take all the pending approvals on time from the competent authorities.
9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



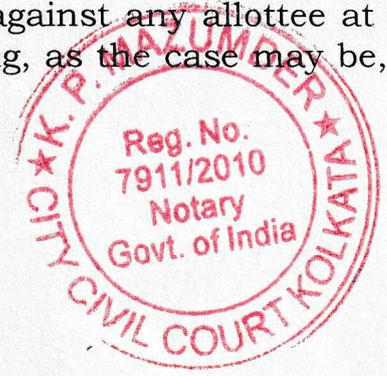
05 AUG 2025

RAJESH AGARWAL

Rajesh Agarwal

Proprietor

10. That, we / 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.



Deponent

RAJESH AGARWAL

Proprietor

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 Kolkata on 5th day of August, 2025.



Solemnly Affirmed & Declared
Before me on Identification

[Signature]
K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of India

Deponent

RAJESH AGARWAL

Proprietor

05 AUG 2025

IDENTIFIED BY ME
S. Das
ADVOCATE