Sl. 117/25

भारतीय गैर न्यायिक

भारत

दस रूपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

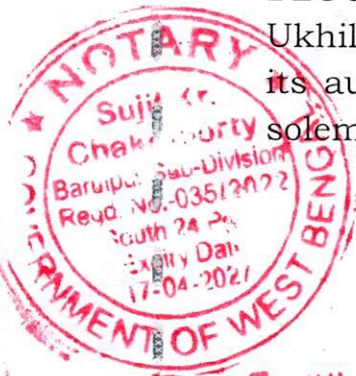पश्चिमবঙ্গ   पश्चिम बंगाल   WEST BENGAL

12AC 374154

Form-'B'

Under Rule 3(4) of West Bengal Real Estate
(Regulation and Development) Rules, 2021

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 - Sonarpur, Kolkata – 700084, District – South-24 Parganas, being the partner and also authorized signatory vide its authorization dated 22.07.2020 of the **M/S. RAJWADA REALTECH,** a Partnership Firm having its registered office at 26, Mahamaya Mandir Road, Mahamayatala, Post Office - Garia, Police Station- Sonarpur, Kolkata - 700 084, the Developer of the project Christened **"RAJWADA GLOBAL CITY PHASE-I BLOCK-10, 11, 12",** being Holding No. 282, Street Name: Ukhila 2, Kolkata-700103, District- South 24 Parganas, vide its authorization dated 16.10.2020 & 03.11.2020, do hereby solemnly declare, undertake and state as under:

As self & Lawful Constituted
Attorney of Rajwada Realtech
Partner Parveen Agarwal

15 JUL 2025

7954

S.L. No........................Date........................
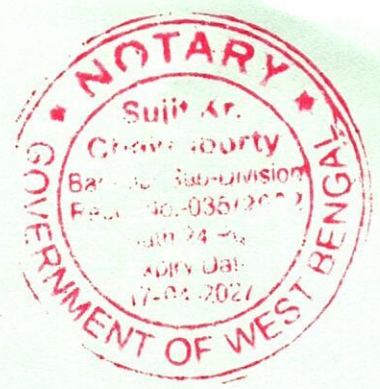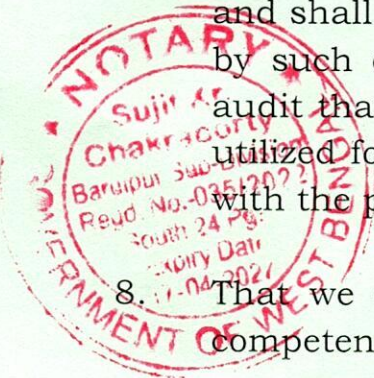
Name..

Address........**10**/-..................................

Value..

Govt. Stamp Vender
SUBHOJIT DEB
Sonarpur A.D.S.R.O., Kol-150

30 JUN 2025

K. S. Mondal, (Adv.)
Alipore Judges Court
Kolkata-27

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 time period within which the project shall be completed by us is 30.03.2027 as per sanctioned building plan vide plan no. **SWS-OBPAS/2207/2025/0273/REN/1 dated 03.04.2025**, duly sanctioned by the Rajpur – Sonarpur Municipality.

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.

7. 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.

8. That we shall take all the pending approvals on time, from the competent authorities.

9. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

1 5 JUL 2025

As self & Lawful Constituted
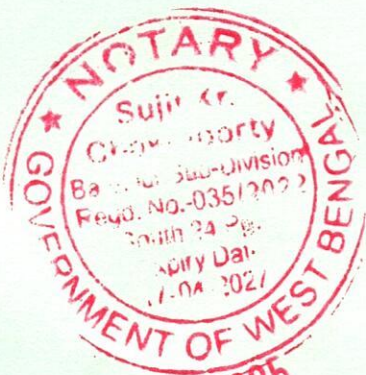Attorney of Rajwada Realtech
Partner Parveen Agarwal

10. That we 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.

As self & Lawful Constituted
Attorney of Rajwada Realtech
Partner Parveen Agarwal
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 _15th_ day of _July_, 2025.

As self & Lawful Constituted
Attorney of Rajwada Realtech
Partner Parveen Agarwal
Deponent

Solemnly declared and affirmed
before me on identification
under the Notary Act

SUJIT KUMAR CHAKRABORTY
NOTARY PUBLIC
Regd. No.- 035/2022
Govt. of West Bengal

Identified by me

Advocate