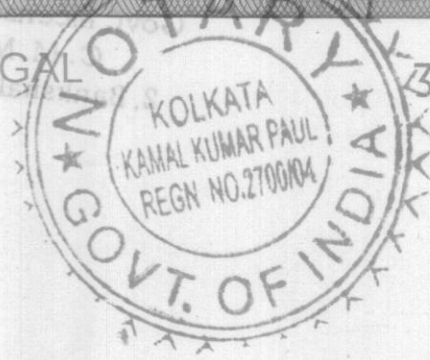




पश्चिमबंग पश्चिम बंगाल WEST BENGAL



31AA 991784

Form 'B'

[See Rule-3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr Arpit Giria** promoter of the proposed project '**Manor Gardens -I**', duly authorized by **AMBUD DEVELOPERS LLP** (promoter of the proposed project) vide its resolution dated 12th April 2023.

I, **Mr Arpit Giria**, being one of the authorized signatory of **AMBUD DEVELOPERS LLP**, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Frontier Warehousing Ltd 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 and promoter for development of the real estate project is enclosed herewith.
2. That the said land is free from all encumbrances.

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No.-2700004
C.M.M.'s Court
2 & 3 Bankshall Street
Kolkata-700001

19 MAY 2023

Sold To.....

Name.....

Address.....

18 MAY 2023

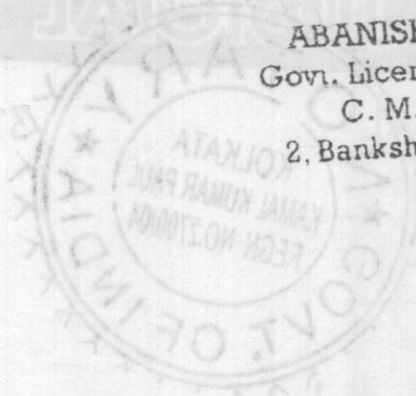
Rs.....

C.M.M.'s Court
2, Bankshall Street, Kol-1

18000

Ambud Developers Ltd
18. Rabinidra Sami
Ld-1

ABANISH KUMAR DAS
Govt. License Stamp Vendor
C. M. M.'S Court
2, Bankshall Street, Kol-1



Form 7

1 Sec Rule 1(4)(ii)

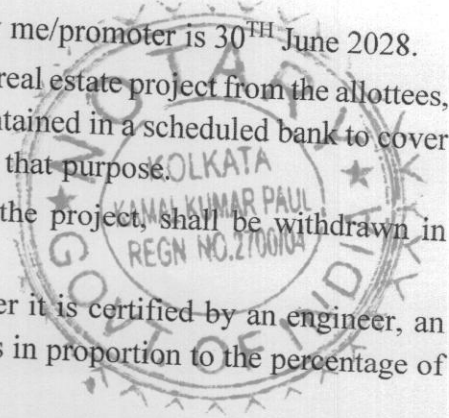
Affidavit cum Declaration

Affidavit cum Declaration of Mr Arpit Ghis promoter of the proposed project 'Manor Gardens - I',
duly authorized by AMBUD DEVELOPERS LLP (promoter of the proposed project) vide its resolution dated
12th April 2023.
I, Mr Arpit Ghis, being one of the authorized signatory of AMBUD DEVELOPERS LLP, promoter of the proposed
project do hereby solemnly declare, undertake and state as under:
1. That the said promoter/endorsement Ltd have a legal title to the land on which the development of the proposed
project is to be carried out.
AND
2. That the said land is free from all encumbrances.
I legally valid authentication of title of such land along with an authenticated copy of the agreement
between the promoter and the owner for development of the real estate project is enclosed herewith.

18 MAY 2023

KAMAL KUMAR PAUL
NOTARY GOVT OF INDIA
Regd. NO-103004
C.M.M.'s Court
2 & 3 Bankshall Street
Kolkata-700001

3. That the time period within which the project shall be completed by me/promoter is 30TH June 2028.
4. That seventy per cent 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.



Certified to be true Copy
Deponent

AMBUD DEVELOPERS LLP
[Signature]
PARTNER/AUTHORISED SIGNATORY

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 this 19th day of May, 2023

Certified to be true Copy
Deponent

AMBUD DEVELOPERS LLP
[Signature]
PARTNER/AUTHORISED SIGNATORY

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.M. Court
2 & 3 Bankshall Street
Kolkata-700001

ATTESTED BY ME

[Signature]
KAMAL KUMAR PAUL
NOTARY Govt. of India
REGN. NO. 2700/04

19 MAY 2023



That the land parcel within which the project shall be executed by the promoter...
That the promoter shall pay the amount...
That the promoter shall...
That the promoter shall...
That the promoter shall...

Certified to be true Copy

AMBU DEVELOPERS LLP
[Signature]

[Signature]

The content of my above Affidavit and Declaration and copy and return material has been...
verified by me a Notary on the 12th day of May, 2023.

Certified to be true Copy

AMBU DEVELOPERS LLP
PARTNER/AUTHORIZED SIGNATORY

ATTESTED BY ME
[Signature]
KAMAL KUMAR PAUL
NOTARY PUBLIC
REGD. NO. 23004
KARNATAKA

KAMAL KUMAR PAUL
NOTARY GOVT OF KARNATAKA
REGD NO-23004
C.M.S. Govt
3-2-2 Banker's Street
Kolkata-700014

12 MAY 2023