

Serial No. 13/16/10/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
SURESH PRASAD SINGH
NOTARY
Alipore Judges Court,
Kolkata-700 027
Reg. No -2024/2001

WEST BENGAL
BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700 027
Affidavit-cum-Declaration

82AB 486615
GOVT. OF INDIA
S. P. Singh
NOTARY
2024/2001
Alipore Judges' Court,
24 Pgs (5)
KOLKATA-700 027

(Order No 146-RERA/L-01/2023, Dated 03.02.2023)

Affidavit cum Declaration of Mr.Sachin Paik as Director of Ambalika Housing Pvt Ltd.promoter of the proposed project /duly authorized by the owners of the proposed project

I, Mr. Sachin Paik, son of Late Bimal Paik aged 53 yrs Residing at 62, Hossenpur, P.S Anandapur, P.O- E.KT.P, Kolkata-700 107 and Office address 1216, Madurdaha, P.O- Madurdaha, P.S- Anandapur, Kolkata-700 107 promoter of the proposed project / duly authorized by the promoter of the proposed project "AMBALIKA METRO PROJECT" lying and situated at Mouza- Brijji, J. L. No. 27 Touzi No. 1344/2862, R. S. No.1, compised in R. S. Dag No. 742, corresponding to R. S. Khatian No. 365 under L. R. Dag No. 742, L. R. Khatian No. 686 and 687 under P. S. - Patuli (previously Jadavpur) , within the limit of the Kolkata Municipal Corporation, Ward No. 110, Assessee No. 31-110-04-0395-3 and the premises No. 135, Brijji Road, Kolkata - 700084;do hereby solemnly declare, undertake and state as under :

- 1. That promoter will be abide by the provision contained in section 17 of The Real Estate (Regulation and Development) Act,2016 read with clause (n) of Section 2 relating to Common Area

GOVT. OF INDIA
S. P. Singh
NOTARY
2024/2001
Alipore Judges' Court,
24 Pgs (5)
KOLKATA-700 027

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 16th day of Oct, Kol-27 Oct, 2023

Identified by me
Swadesh Banerjee
Advocate
WB/21/1986
Alipore Judges' Court
Kol-27

Solemnly declared and affirmed
Alipore Judges Court, Kol-27 Oct, 2023
Identification.....
Under Notaries Act

16 OCT 2023

Deponent

S. P. SINGH
Notary Govt. of India
2024/2001

Serial No. 116/10/2023



SURESH PRASAD SINGH
NOTARY
Alipore Judges' Court,
Kolkata-700 027
Reg. No -2024/2001

পশ্চিম বঙ্গাল WEST BENGAL
BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700 027

8248486614
GOVT. OF INDIA
S. P. Singh
NOTARY
2024/2001
Alipore Judges' Court,
24 Pgs (S)
KOLKATA-700 027

Affidavit-cum-Declaration
(Order No 309-RERA/L-01/2023, Dated 15.03.2023)
TO WHOMSOEVER IT MAY CONCERN

I, Mr. Sachin Paik, son of Late Bimal Paik aged 53 yrs Residing at 62, Hossenpur, P.S Anandapur, P.O- E.K.T.P, Kolkata-700 107 and Office address 1216, Madurdaha, P.O- Madurdaha, P.S- Anandapur, Kolkata-700 107 promoter of the proposed project / duly authorized by the promoter of the proposed project "AMBALIKA METRO PROJECT" lying and situated at Mouza- Brijji, J. L. No. 27 Touzi No. 1344/2862, R. S. No.1; compised in R. S. Dag No. 742, corresponding to R. S. Khatian No. 365 under L. R. Dag No. 742, L. R. Khatian No. 686 and 687 under P. S. - Patuli (previously Jadavpur) , within the limit of the Kolkata Municipal Corporation, Ward No. 110, Assessee No. 31-110-04-0395-3 and the premises No. 135, Brijji Road, Kolkata - 700084 promoter of the proposed project / duly authorized by the promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

GOVT. OF INDIA
S. P. Singh
NOTARY
2024/2001
Alipore Judges' Court,
24 Pgs (S)
KOLKATA-700 027

1. That the Agreement for sale/Builder buyer agreement of our Project "AMBALIKA METRO PROJECT" is in accordance to Annexure-A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.
2. The none of the terms and conditions of the Agreement for sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021.
3. That if any provision in Agreement for Sale is in contravention with the Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & Rules shall prevail in those cases.
4. That if any contradiction arises in the future the Deponent will be responsible for it.

16 OCT 2023

Deponent

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 16 day of October, 2023

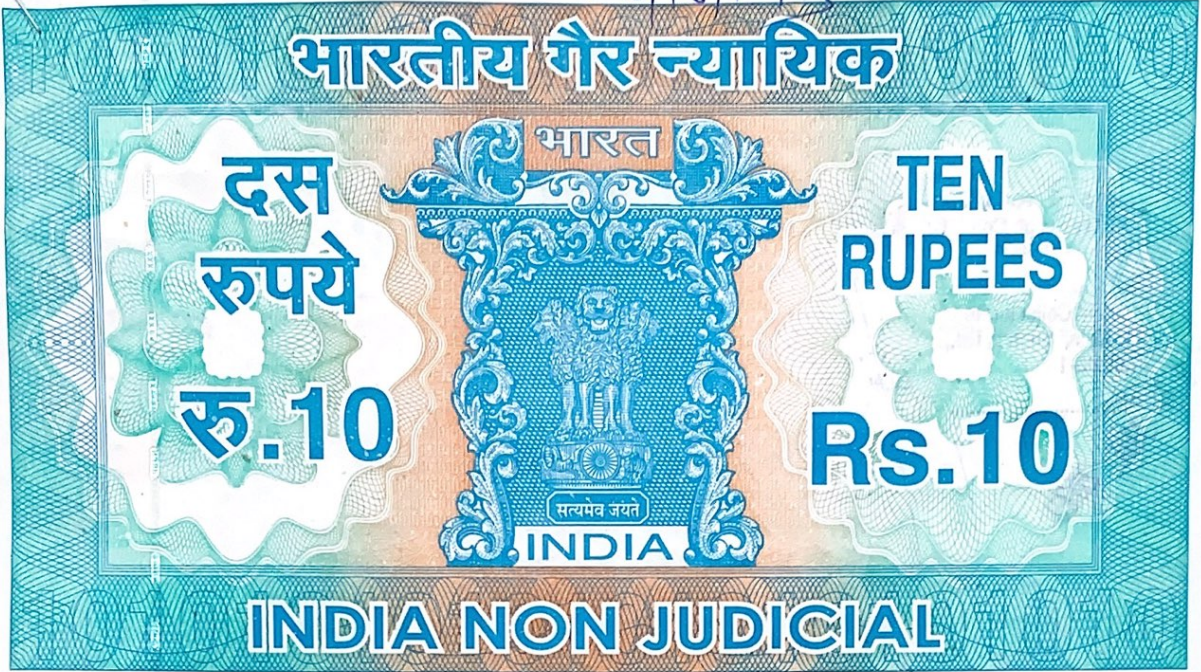
Under Notaries Act

Deponent

Identified by me
Swadesh Banerjee
Advocate
WB-21/1986
Alipore Judges' Court
Kol-27

S. P. SINGH
Notary Govt. of India
2024/2001

Serial No. 20/16/14/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

82AB 486609

SURESH PRASAD SINGH
NOTARY
Alipore Judges Court,
Kolkata-700 027
Reg No -2024/2001

BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700 027



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr.Sachin Paik as Director of Ambalika Housing Pvt Ltd. promoter of the proposed project "AMBALIKA METRO PROJECT" promoter of the proposed project / duly authorized by the other co-owners of the proposed project:

I, Mr. Sachin Paik, son of Late Bimal Paik aged 53 yrs Residing at 62, Hossenpur, P.S Anandapur, P.O- E.K.T.P, Kolkata-700 107 and Office address 1216, Madurdaha, P.O-Madurdaha, P.S- Anandapur, Kolkata-700 107 promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed
- Or

11 6 OCT 2023



That I / promoter have / 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 me/ promoter is 31st March 2025 (Project Completion Date).
4. That seventy per cent of the amounts realised by 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 only 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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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

Verification

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom

Solemnly declared and affirmed
Verified by me at _____ on this ____ day of ____.

Identification.....
(Under Notaries Act

11 6 OCT 2023

Deponent

S. P. SINGH
Notary Govt. of India
2024/2001

Identified by me
Swadesh Banerjee
Advocate
WB/21/1986
Alipore Judges' Court
Kol-27