



पश्चिम बंगाल WEST BENGAL

FORM 'B'

[See Rule 3(4)]

BEFORE THE NOTARY PUBLIC

Affidavit cum Declaration

Affidavit cum Declaration of Sri Raj Kumar Agarwal, S/o of Late Chhote Lal Agarwal, residing at Green Wood Sonata, 13/14A Tower-3, Near City Centre 2, Kolkata 700161, partner of Ambey Realtors LLP, duly authorized by the Ambey Realtors LLP (promoter) of the proposed project "Ambey Utsav", being constructed at Niranjana Pally, Sourav Ganguly Avenue, Rajarhat-Gopalpur, Airport, Kolkata - 700136, vide its authorization dated 24th February 2023.

I, **Raj Kumar Agarwal**, S/o of Late Chhote Lal Agarwal, residing at Green Wood Sonata, 13/14A Tower-3, Near City Centre 2, Kolkata 700161, partner of Ambey Realtors LLP, duly authorized by the Ambey Realtors LLP (promoter) of the proposed project "Ambey Utsav", do hereby solemnly declare, undertake and state as under:

1. That (1) **AMBEY CONCRETE FOUNDATION PRIVATE LIMITED** having its registered office at PS-IXL, 3rd floor, Biswa Bangla Sarani, Unit No. 305, P.O. - Rajarhat Gopalpur, P.S. Baguiati, District North 24 Parganas, Kolkata - 700136, (2) **SIMPLEX LAND & HOUSING DEVELOPMENT PRIVATE LIMITED** having its registered office at PS-IXL, 3rd floor, Biswa Bangla Sarani, Unit No. 305, P.O. - Rajarhat Gopalpur, P.S. Baguiati, District North 24 Parganas, Kolkata - 700136 (Company) 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.

B. N. SAHA
NOTARY
Bikash Bhavan
North Block, Gr. Floor
Bidhannagar, Kolkata
West Bengal

03 JUN 2023

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31.12.2026
4. That seventy per cent of the amounts realised by promoter for the real estate project from the Allotees, 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, building, as the case may be, on any grounds.



AMBEY REALTORS LLP

K. N. Saha
Designated Partner / Partners
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 this 3rd Day of June, 2023.

AMBEY REALTORS LLP

K. N. Saha
Designated Partner / Partners
Deponent

**Solemnly Affirmed
&
Declared Before me
in Identification of Advocate**

IDENTIFIED BY ME

[Signature]
ADVOCATE

[Signature]
B. N. SAHA
Notary

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