



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 87AB 110973



Form 'B'

[See Rule-3(4)]

Affidavit cum Declaration

Affidavit cum Declaration of **Mr Arpit Giria** promoter of the proposed project '**Manor Gardens – II**', duly authorized by **AMBUD DEVELOPERS LLP** (promoter of the proposed project) vide its resolution date 12<sup>th</sup> 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.

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

31 AUG 2023

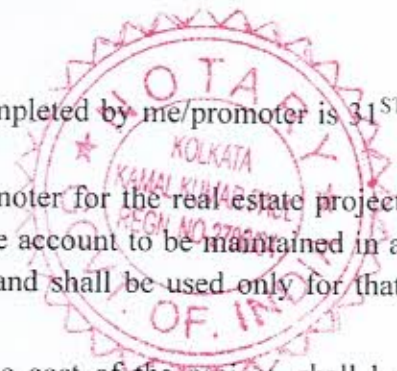
Sold To.....  
Name.....  
Address.....  
  
- 4 AUG 2023  
  
Rs.....  
C.M.M.'S Court  
2, Bankshall Street, Kol-1

54645  
Abinand Developments Ltd  
11/1, S.B. Road  
Kolkata

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



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 31<sup>ST</sup> December 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 28<sup>th</sup> day of August, 2023

**KAMAL KUMAR PAUL**  
NOTARY GOVT. OF INDIA  
Regd. No.-2700/04  
C.M.M.'s Court  
2 & 3 Bankshall Street  
Kolkata-700004

ATTESTED BY ME

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

Certified to be true Copy

Deponent

**AMBUD DEVELOPERS LLP**

*[Signature]*  
PARTNER / AUTHORISED SIGNATORY

31 AUG 2023

AMBU DEVELOPERS LLP

REGISTERED SIGNATORY

AMBU DEVELOPERS LLP

REGISTERED SIGNATORY

Handwritten signature

Faint handwritten notes