



WEST BENGAL

70AB 300781

FORM 'B'

[See Rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORISED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Neeraj Sadani, promoter of the proposed project "Ambient Aadya" / duly authorized by the promoter of the proposed project "Ambient Aadya", vide its/his/their authorization dated 20/08/2021.

I, Mr. Neeraj Sadani, promoter of the proposed project "Ambient Aadya" / duly authorized by the promoter of the proposed project "Ambient Aadya", 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 proposed project is proposed,

AND

A legally valid authentication of title of such land 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

For CALCUTTA VYAPAAR LL
Neeraj C Sadani
Partner/Authorised Signatory

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.N's Court
Kolkata-700 001

08 FEB 2023
08 FEB 2023

982573

30 MAY 2022

No.Rs.Date.....
Name.....*Calcutta Vyapaar Ltd*.....
Address.....*7 Ramal St*.....
Vendor.....*29/17*.....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001



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4. That seventy percent 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.



Neeraj C. Sankani
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 8th Day of February, 20 23

Deponent

PADMA DAS
NOTARY
Reg. No. 13771/18
C.M.M.'s Court
Kolkata-700 001

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

PADMA DAS
NOTARY



Identified by Mr

SOMA DUTTA
Advocate

08 FEB 2023

08 FEB 2023