

SLN-186

D-01/2/24

भारतीय गैर न्यायिक

दस
रुपये
रु. 10TEN
RUPEES
Rs. 10

INDIA NON JUDICIAL



गो. ऑफ़ इंडिया पश्चिम बंगाल WEST BENGAL

FORM 'B'

[See Rule 3 (4)]

Affidavit-cum-Declaration

Affidavit-cum-Declaration of BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED, (PAN: AABCB0977F), a Joint Sector Company incorporated under the Companies Act, 1956 (as amended from time to time) and having its Registered Office at "Vishwakarma", 86C, Topsia Road (South), District: 24 Parganas (South), Police Station: Topsia, Post Office: Tangra, Kolkata-700046, West Bengal (Promoter), through its Authorized Signatory Mr. Rakesh Ranjan, son of Sri Harendra Kishore Pandey and residing at 4F, 4th Floor, Ambey Ecovalley, Jatragachi Road, Ecopark Gate No.1, Hatiara, PIN-700157, vide its authorisation dated 24th March, 2018, do hereby solemnly declare and state as under:

1. That West Bengal Housing Board, 105, S.N. Banerjee Road, Kolkata-700014 (Board) is the owner of the land on which proposed project, "Utsang Efficiency & Comfort" being a phase of the larger development i.e. "Utsang", the Complex is being developed.

Bengal Ambuja Housing Development Limited

Rakesh Ranjan
Authorized Signatory

01 FEB 2024

2. That through the Amendment Agreement dated 8th September, 2020, the Board appointed Bengal Ambuja Housing Development Limited, "Vishwakarma" 86C, Topsia Road (South), Kolkata-700046 (**BAHDL**) as the Promoter.
3. That the Board also granted a Power of Attorney dated 8th September, 2020 to BAHDL for *inter-alia* doing and taking all necessary steps for development of the land on which the complex is to be developed and also to negotiate for transfer of units or portion thereof together with undivided proportionate portion of the land and the rights appurtenant thereto and also to receive earnest money and/or part and/or full premium/consideration thereunder and also to fulfil mutual obligations thereunder.
4. That a legally valid authenticated of the title of such land along with an authenticated copy of the agreement between the Board and BAHDL i.e. the Promoter, for development of the real estate project is enclosed herewith.
5. That, as on date, the said land is free from all encumbrances.
6. That the time period within which the project shall be completed by the Promoter is **31.03.2024**.
7. That seventy percent of the amounts realised by the Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separated 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.
8. That the amount from the separate account, to cover the cost of the Project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the Project.
9. That the amounts from the separate account shall be withdrawn by the Promoter after it is certified by an engineer, an architect and a chartered accountant in practise that the withdrawal is in proportion to the percentage of completion of the project.
10. That the Promoter shall get the accounts audited within 6 (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.
11. That the Promoter shall take all the pending approvals on time, from the competent authorities.

101 FEB 2024

12. That the Promoter has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
13. That the Promoter shall not discriminate against any allottee at the time of allotment of any unit on any grounds.

For Bengal Ambuja Housing Development Limited

Bengal Ambuja Housing Development Limited
Lakshmi Rayan
Authorized Signatory

(Authorized Signatory)

Deponent

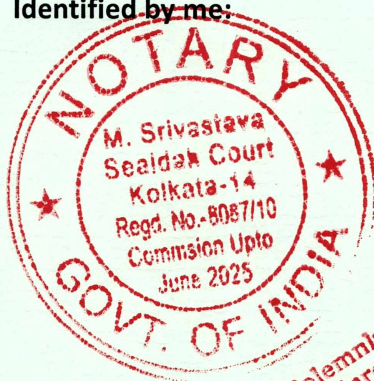
Verification

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 the 1st day of February, 2024

Identified by me:

For Bengal Ambuja Housing Development Limited



Solemnly Affirmed &
Declared Before me
on Identification of L.D. Advocate

MUKUL SRIVASTAVA
Notary, Govt. of India
Regd. No. 8087/10
Expiry on 25/06/2025

01 FEB 2024

Bengal Ambuja Housing Development Limited
Lakshmi Rayan
Authorized Signatory

(Authorized Signatory)

Deponent

Identified by me

[Signature]
Advocate