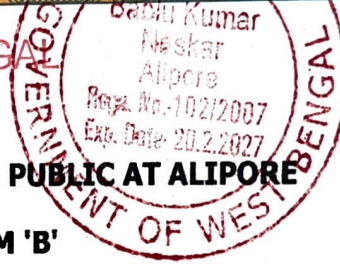


7-22/20



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



95AB 537765

BEFORE THE NOTARY PUBLIC AT ALIPORE

FORM 'B'

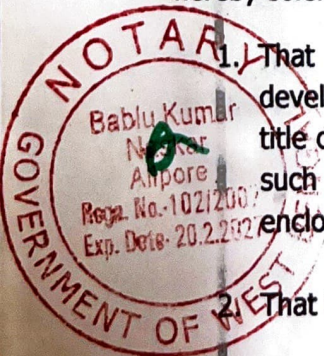
AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **Mr. Atanu Chakraborty [PAN No. ACCPC4088J [AADHAAR No. 371287396291]** son of Late Pulin Behari Chakraborty, by faith – Hindu, by Nationality – Indian, residing at A/4, Chirantani Park, Bansdrongi, Kolkata 700070, P.O. and P.S. Bansdrongi and being the promoter of the proposed project "AMBIENTE ROSEDEL".

I, **Atanu Chakraborty**, promoter of the proposed project "AMBIENTE ROSEDEL" do hereby solemnly declare, undertake and state as under:

1. That Mrs. Malabika Bagchi has a legal title to the land on which the development of the project is proposed 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.



03 MAY 2024

5760

04 APR 2024

No.....Rs **10/-** - Date.....

Name:- **S. R. Das**

Advocate

Address:- Alipore Police Court, Koi-27

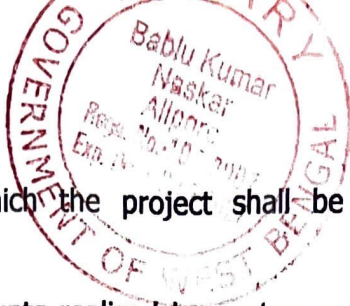
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Koi - 27

Vendor.....



3. That the time period within which the project shall be completed by me/promoter is 09.02.2026.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

For AMBIENTE CONSTRUCTION

Manu Chakraborty Deponent
Proprietor

The contents of the 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 3rd day of May, 2024.



Identified by me
Manu Mukhopadhyay
Advocate

03 MAY 2024

Manu Chakraborty
Solemnly Affirmed & Declared
Before me on Identification

B. K. NASKAR, Notary
Alipore Police Court, Kol.-27
Regn. No.- 102/2007
Govt. of West Bengal