

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

27AB 844543

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANS

FORM 'A'

[See rule 3(2)]

Affidavit-cum-Declaration



Affidavit cum Declaration of Mr. Piyush Singhanian duly authorised by Ambuja Housing And Urban Infrastructure Development Company Limited, having Registered Office at 4B, 6th Floor, Ecospace Business Park, Action Area IIA, New Town, Kolkata- 700160 (**PROMOTER**) of the proposed project i.e. UDVITA, vide its authorisation dated 26.06.2018.

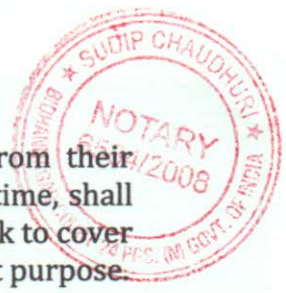
I, Piyush Singhanian, duly authorised by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the Promoter is developing the land on the basis of a Development Agreement dated 17-04-2015 executed between the land owner, M/s Jaya Shree Tea & Industries Ltd. (the **OWNER**) and their associate, M/s Kushagra Properties Pvt. Ltd. (**KUSHAGRA**) and the Promoter and a Power Of Attorney dated 24-04-2015 executed by Kushagra in favour of the Promoter.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter is 31.03.2019.

08 OCT 2018

S. CHAUDHURI
★ NOTARY ★
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Parganas

4. That seventy per cent of the amounts realised by the Promoter (from their allocation 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn by the Promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the 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 Promoter's allocation in the project.
8. That the Promoter shall take all the pending approvals on time, from the competent authorities.
9. That the Promoter has furnished such other documents as have been prescribed by the 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 on any grounds.



For M/s Ambuja Housing & Urban Infrastructure Co. Ltd.

[Signature]

(Authorised 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 ...^{8th} day of October, 2018.

S. CHAUDHURI
NOTARY
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs.

For M/s Ambuja Housing & Urban Infrastructure Co. Ltd.

[Signature]

(Authorised Signatory)
Deponent

08 OCT 2018