



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



BEFORE THE NOTARY PUBLIC

FORM-A
[see rule 3(2)]



AFFIDAVIT CUM DECLARATION

Affidavit-cum-Declaration of Sri Raj Kumar Agarwal, S / o. Late Chhote Lal Agarwal and resident of Green Wood Sonata 13/14A Tower-3, Near City Centre-2, Kolkata – 700157, duly authorised by Ambey Realtors LLP (Promoter) of the proposed project, i.e. Ambey Aangan is being constructed at Jatragachi Road, Deshbandhu Nagar, New Town, Kolkata – 700157 vide its authorisation dated 10th January 2021;

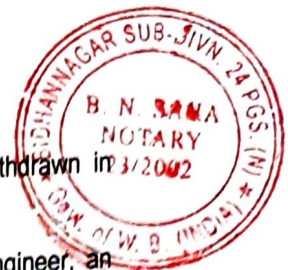
I, Raj Kumar Agarwal, duly authorised by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Muskan Residency Pvt. Ltd, PS IXL, Unit No. 305, 3rd Floor, New Town Road, Post Office Rajarhat Gopalpur, Kolkata-700136 (Company) has 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.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter, is 30.06.2023
4. That seventy per cent of the amounts realised by 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.

B. N. SAHA
NOTARY
Bikash Bhavan
North Block, Gr. Floor
Bidhannagar, Kolkata
West Bengal

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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 that 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.
7. That promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, building, as the case may be, on any grounds.

AMBEY REALTORS LLP

[Signature]
Designated Partner / Partners

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 4th day of March 2021.

AMBEY REALTORS LLP

[Signature]
Designated Partner / Partners

Solemnly Affirmed
&
Declared Before me
on Identification of Advocate

Deponent

B. N. SAHA,
Notary

B. N. SAHA
NOTARY
Bikash Bhavan
North Block, Gr. Floor
Bidhannagar, Kolkata
West Bengal

IDENTIFIED BY ME
[Signature]
ADVOCATE

04 MAR 2021