



पश्चिम बंगाल WEST BENGAL



AA 887683



**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 vide its authorisation dated 10<sup>th</sup> 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) is the owner of the land on which proposed project is being developed.
2. That through the Development Agreement date 11<sup>th</sup> January, 2021 Company appointed Ambey Realtors LLP, PS IXL, Unit No. 305, 3rd Floor, New Town Road, Post Office Rajarhat Gopalpur, Kolkata-700136 as Developer.
3. That a legally valid authentication of title of such land along with an authenticated copy of the agreement between Company and Ambey Realtors LLP the promoter for development of the real estate project is enclosed herewith.
4. That the said land is free from all encumbrances.
5. That the time period within which the project shall be completed by promoter is 30.06.2023
6. 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 Bhawan  
North Block, Cr. Floor  
High Nagar, Kolkata  
West Bengal

That the amounts from the separate account, to cover the cost of the project, shall be withdrawn by the Promoter in proportion to the percentage of completion of the project.

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8. That the amounts from the separate account shall be withdrawn by the promoter after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the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.
9. 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.
10. That promoter shall take all the pending approvals on time, from the competent authorities.
11. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
12. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment 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 21<sup>st</sup> day of January 2021

**B. N. SAHA**  
**NOTARY**

Sikash Bhowani  
North Block, G. Floor  
Bidhannagar, Kolkata  
West Bengal

**IDENTIFIED BY ME**

*[Signature]*  
**ADVOCATE**

Solemnly Affirmed  
&  
Declared Before me  
on Identification of Advocate

**B. N. SAHA**  
Notary

AMBEY REALTORS LLP

*[Signature]*  
Designated Partner / Partners

Deponent

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