



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST. NORTH 24 PARGANAS



FORM 'B'

[See Rule 3 (4)]

Affidavit-cum-Declaration

AFFIDAVIT-CUM-DECLARATION of MR. INDRANIL SEN, son of Jiban Krishna Sen and aged 45 years, residing at 366/21, Ashokenagar, Near Nabarun Sangha, Post Office-Maniktala, Police Station - Ashokenagar, Dist. - North 24 Parganas, 743 263, West Bengal, India, duly authorised by **AMBUJA REALTY DEVELOPMENT LIMITED** (the "**PROMOTER**"), of the proposed project, i.e. "**UTPALAA- THE CONDOVILLE** (the "**Project**"), vide its authorisation dated 05.01.2024,

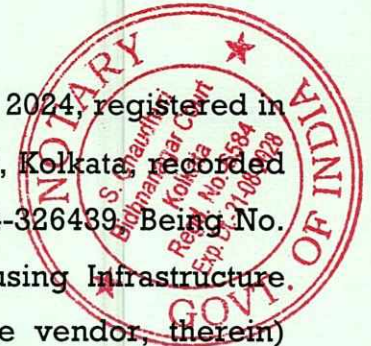
I, **INDRANIL SEN**, duly authorized by the Promoter of the proposed Project do hereby solemnly declare, undertake and state as under:

16 JAN 2025

Ambuja Realty Development Limited

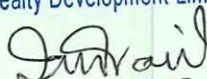
Indranil Sen
Authorized Signatory

1. **That** by virtue of the Indenture of Sale dated 2nd May, 2024, registered in the office of the Additional Registrar of Assurances-IV, Kolkata, recorded in Book No. I, Volume No. 1904-2024, at page 326404-326439, Being No. 190406562 for the year 2024, the West Bengal Housing Infrastructure Development Corporation Limited (**WBHIDCO**) (the vendor, therein) sold, transferred and conveyed the land measuring 10.50 Acres (42492 Sq. Mt.), more or less, contained in R.S./L.R. Plot No. 651 (Part) in *Mouza* Nonadanga, J.L. No. 10, recorded in L.R. *Khatian* No. 615, situate lying at and being Municipal Premises/Holding No. 826, Chowbhagha, PIN-700107, under Kolkata Municipal Corporation, Ward No. 108, Police Station Anandapur (formerly, Tiljala), District South 24 Parganas, Additional District Sub-Registration Office Alipore, West Bengal ("**Project Land/Total Land**") to the Ambuja Realty Development Limited, (the Promoter, herein and purchaser, therein).
2. **That** a legally valid authenticated documents in respect of title of the Project Land/Total Land for the development of the Real Estate Project is enclosed herewith.
3. **That** the Project Land/Total Land is free from all encumbrances, save and except, the hypothecation created in favour of the bank from which loan has been obtained by the Promoter.
4. **That** the time period within which the Project shall be completed in its entirety by the Promoter is **30.04.2034**.
5. **That** seventy per cent 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/development and the land cost and shall be used only for that purpose.
6. **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.



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Ambuja Realty Development Limited


Authorized Signatory

7. **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.
8. **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.
9. **That** the Promoter shall take all the pending approvals on time, from the competent authorities.
10. **That** the Promoter has furnished such other documents as have been prescribed by the rules and regulation made under the Act.
11. **That** the Promoter shall not discriminate against any allottee at the time of allotment of any apartment/unit on any grounds.



For AMBUJA REALTY DEVELOPMENT LIMITED

Ambuja Realty Development Limited

S. Chaudhuri

Authorized Signatory

(INDRANIL SEN)

Authorized Signatory

Deponent

Identified by me

Manoj Basu

Advocate

MANOJ BASU

Advocate

Enrolment No.-F-247/2006

Bidhan Nagar Court

Kolkata-700091

S. Chaudhuri
ATTESTED
S. CHAUDHURI
★ NOTARY ★
GOVT. OF INDIA
 Regd. No.-6584/08
 Bidhanagar Court
 Dist.-North 24 Pgs.

11 6 JAN 2025

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 16th day of January, 2025.

Identified by me:

For AMBUJA REALTY DEVELOPMENT LIMITED

Ambuja Realty Development Limited

Authorized Signatory

(INDRANIL SEN)

Authorized Signatory

Deponent

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

11 6 JAN 2025