

12/1/2026



WEST BENGAL  
BEFORE THE NOTARY PUBLIC  
FORM B  
HOSURAH

16AC 662246

[See Rule 3(4)]

**Affidavit cum Declaration**

Affidavit cum Declaration of MOHAN LAL AGARWAL, S/O LATE SUWA LAL AGARWAL, RESIDING AT DL-184, SALT LAKE CITY, SECTOR-2, PO- SECH BHAWAN, PS- EAST BIDHANNAGAR, DISTRICT-NORTH 24 PARGANAS, KOLKATA-700091, DESIGNATION – PROPRIETOR, AMBE PLUS, promoter of the proposed project- "AMBE"

I, MOHAN LAL AGARWAL, S/O LATE SUWA LAL AGARWAL, RESIDING AT DL-184, SALT LAKE CITY, SECTOR-2, PO- SECH BHAWAN, PS- EAST BIDHANNAGAR, DISTRICT-NORTH 24 PARGANAS, KOLKATA-700091, DESIGNATION – PROPRIETOR, AMBE PLUS, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

1. That, MOHAN LAL AGARWAL have 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 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 me/promoter is 15/10/2030.

LAXMIKANTA DAS  
Notary Public  
Regd. No. 08/2002  
Govt. of West Bengal

22 JAN 2026

AMBE PLUS  
  
Proprietor

4. That seventy percent of the amount 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.


Verified by me at Howrah on this 22 Day of Jan, 2026.

Deponent

**AMBE PLUS**  
  
 Proprietor



Place Judges' Court  
 Howrah - 711001  
 W. B. India

  
**BIJOY LAXMI MOHANTY**  
 ADVOCATE  
 JUDGES' COURT, HOWRAH  
 Enrollment No.-W/303/2014

SOLENNY AFFIRMED & DECLARED  
 BEFORE ME BY THE DEPONENT ON  
 IDENTIFICATION OF ADVOCATE

22.01.26  
  
 LAXMIKANTA DAS  
 NOTARY HOWRAH  
 Dist. of West Bengal  
**122 JAN 2026**