



পশ্চিমবঙ্গ WEST BENGAL

FORM 'B'
[See rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED
BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration



Affidavit cum Declaration of Sri Joydeep Nag (PAN: AELPN1625F) son of Late Pulak Kanti Nag age about 49 years, by Faith Hindu, by Nationality Indian, by Occupation Business, residing at P- 88, Sector- B Metropolitan Co- operative Housing Society Ltd., P.O. Dhapa, P.S. Pragati Maidan (Formerly Tiljala), District- South 24 Parganas, Kolkata – 700105, Proprietor of the promoter (**M/S. RAJNANNDINI DEVELOPER**) of the proposed project “**AMBIENCE PLAZA**” situated at Premises No. A/P-34/A, Canal South Road, Ward No. 57 under KMC, P.O. Dhapa, P.S. Pragati Maidan (Formerly Tiljala), Dist. South 24 PGS., Kolkata - 700105 duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 12 /07/2025;

I, Joydeep Nag, Proprietor of the promoter (**M/S. RAJNANNDINI DEVELOPER**) having registered office at A/P - 88, Canal South Road, Sector- B Metropolitan Co-Operative Housing Society Ltd., Ward No. 057 under KMC, P.O. Dhapa, P.S. Pragati Maidan (Formerly Tiljala), District South 24 Parganas, Kolkata – 700105, of the proposed project/ duly authorized by the promoter of the said project do hereby solemnly declare, undertake and state as under:

12 JUL 2025

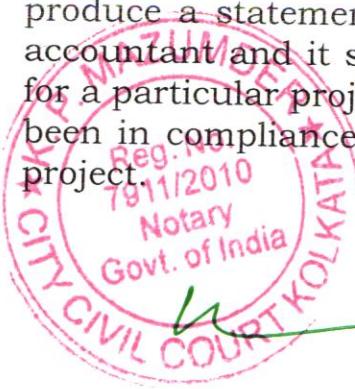
RAJNANNDINI DEVELOPER
Joydeep Nag
Proprietor

1. (a) **SMT. PRITY CHATTERJEE** (PAN: ANXPC3403B), wife of Late Prabir Kumar Chatterjee, by Faith- Hindu, by Nationality-Indian and by Occupation- Housewife, (b) **SRI ARNAB CHATTERJEE** (PAN: AKHPC3562A), son of Late Prabir Kumar Chatterjee, by Faith- Hindu, by Nationality-Indian and by Occupation- Service, both are residing at P-34, Sector-A, Metropolitan Co-operative Housing Society Ltd. P.S. Pragati Maidan (formerly Tiljala), Kolkata- 700105, West Bengal, (c) **SRI ROOPAK CHATTERJEE ALIAS CHATTERJEE ROOPAK SUBRATA** (PAN: ALCPC3957B), son of Late Subrata Chatterjee, by Faith- Hindu, by Nationality-Indian and by Occupation- Service, residing at E- 801, Sonal Highland, NR. Umeshwari Bungalow, Gotri Road, P.O. & P.S. Gotri, Vadodara, Pin: 390021, Gujarat, 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 us/promoter is 31/01/2028.
4. That seventy percent of the amounts realised by us/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 schedule 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, we / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.



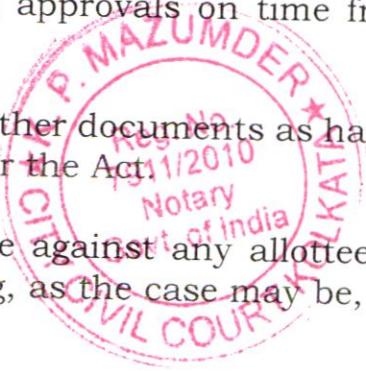
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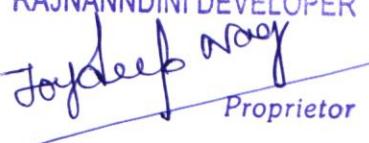
RAJNANDINI DEVELOPER
Joydeep Roy
Proprietor

8. That, we / promoter shall take all the pending approvals on time from the competent authorities.

9. That, we / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That, we / 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.



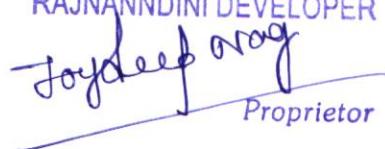
RAJNANNDINI DEVELOPER

Joydeep Nag
Proprietor

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 12th day of July, 2025

RAJNANNDINI DEVELOPER

Joydeep Nag
Proprietor

Deponent



Solemnly Affirmed & Declared
Before me on Identification


K. P. MAZUMDER, NOTARY
City Civil Court, Calcutta
Reg. No. 7911/2010 Govt. of Ind.

12 JUL 2025

Identified by me


S. Das
Advocate