



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of **M/S ARISTO INFRA DEVELOPERS LLP**, having Registered office at 3A, Auckland Place, 10th Floor, Kolkata - 700017, being promoter of the proposed project having developing right given by the owners of the proposed project, by virtue of registered Development Agreement dated 27.01.2015, represented by its designated partner namely Mr. Raj Vardhan Patodia s/o Late Gopal Prasad Patodia working for gain at 3A, Auckland Place, 10th Floor, Suite no. 10B, P.S. Shakespeare Sarani, P.O. Circus Avenue, Kolkata - 700017.

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
Kolkata-700 001

13 APR 2023

M/S ARISTO INFRA DEVELOPERS LLP, the Developer of the proposed project duly having right to develop given by the owners namely Deepesh Shoppers Private Limited, having its registered office at premises 3A, Auckland Place, 10th Floor, Suite no. 10B, P.S. Shakespeare Sarani, P O. Circus Avenue, Kolkata – 700017 & 75 Companies of the proposed project do hereby solemnly declare, undertake and state as under:

1. Deepesh Shoppers Private Limited and other 75 Companies (the Land Owners) have 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 Development Agreement between such owners 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 the promoter is 31st March, 2028 for Phase II.
4. 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 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 the 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.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Aristo Infra Developers LLP


Authorised Signatory

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.'s Court
Kolkata-700 001

DEPONENT

13 APR 2023

VERIFICATION

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

Verified by me at Kolkata on this 13th day of April'2023



Aristo Infra Developers LLP

[Signature]
Authorised Signatory

DEPONENT

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

[Signature]
PADMA DAS
NOTARY

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
Kolkata-700 001

13 APR 2023



Identified by me

[Signature]

SOMA DUTTA
Advocate