

48AB 854907

FORM 'A'

[See Rule 3(2)]

**Affidavit cum Declaration**

Affidavit cum Declaration of **MR. NEERAJ SADANI**, son of **MR. LALIT KUMAR SADANI**, residing at **"TRISHUL APARTMENT, FLAT NO 3D, 35 ROWLAND ROAD, KOLKATA 700 020, DESIGNATION – PARTNER ATM/S. CALCUTTA VYAPAAR LLP, promoter of the proposed project "AMBIENT AADYA"**

**I, NEERAJ SADANI, S/O MR LALIT KUMAR SADANI, RESIDING AT TRISHUL APARTMENT, FLAT NO 3D, 35 ROWLAND ROAD, KOLKATA 700 020, DESIGNATION – PARTNER ATM/S. CALCUTTA VYAPAAR LLP, promoter of the proposed project "AMBIENT AADYA", do hereby solemnly declare, undertake and state as under:**

That **CALCUTTA VYAPAAR LLP** has a legal title to the land on which the development of the proposed project **"AMBIENT AADYA"** is to be carried out,

AND

A legally valid authentication of title of such land of the real estate project is enclosed herewith.

1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is **04/09/2024**

2 JAN 2021

**CHITTARANJAN GHOSH**  
Advocate cum Notary  
E WB 235/2005  
REGN NO - 13801  
High Court Calcutta



5427 28-12-2020

নং \_\_\_\_\_ তার \_\_\_\_\_

ক্রেতার নাম \_\_\_\_\_

ভেঃ সাহাআলিম মণ্ডল

ভেঃ \_\_\_\_\_

মোঃ- এ ডি এস আর, বারুইপুর

জেলা- দক্ষিণ ২৪ পরগণা

মলা \_\_\_\_\_

Calcutta Vyapaar Lhp →  
7, Comge St. Kolkata



3. 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.
4. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
5. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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.
6. That I / promoter shall take all the pending approvals on time, from the competent authorities.
7. That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
8. That I / promoter shall not discriminate against any Allottees 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 KOLKATA on this 31<sup>st</sup> Day of December, 2020.


For **CALCUTTA VYAPAAR LLP**  
  
 Deponent  
 Designated Partner/Authorised Signatory



Identified by me  
  
 Advocate  
 Sampa Paul  
 C.M.M. Court Kolkata

**10.2 JAN 2021**

**CHITTARANJAN GHOSH**  
 Advocate cum Notary  
 E WB 2352005  
 REGN NO - 13801  
 High Court Calcutta

ATTESTED BY ME  
  
**C.R. GHOSH**  
 Regn: 13301  
 NOTARY  
 High Court Calcutta