



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

24AA 339782

FORM 'A'
[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 Mr. Manoj Kumar Prahladka, son of Mahesh Kumar Prahladka, by faith Hindu, by nationality Indian, by Occupation Business, of 1 Netaji Subhas Road, Kolkata - 700001, Designated Partner of Aadya Aarna Realty LLP, having office at 1 Netaji Subhas Road, Kolkata - 700001, Promoter of the proposed project "Tolly Exotica" at premises No. 130 NSC Bose Road, Tollygunge, Kolkata - 700040.

I, Manoj Kumar Prahladka, Designated Partner of Aadya Aarna Realty LLP, Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I/promoter along with Megha Enclave (P) Limited and others have/has a legal title to the land on which the development of the project is proposed.

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.

For AADYA AARNA REALTY LLP.

Cont 2

P. K. Datta
Notary
Regn. No. 1101/98
C.M.J.'s Court
2 & 3, Bankanall Street
Calcutta - 700 001

Manoj
Designated Partner
26 MAR 2019

Serial No. 84900
Name Manoj Kr prahladka
Address 1, N.S. Rd, Kol-01

25 MAR 2019

Prop:- Srikant Tiwari
Licenced Stamp Vender
BACHAN GANGA
2 & 3, Bankshall Street
Kolkata - 700 001

25 MAR 2019

25 MAR 2019

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 31/07/2019.
4. That seventy per cent of the amounts 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
7. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 statements 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 any apartment, plot or building as the case may be, on any ground.

For AADYA AARNA REALTY LLP.

Hanojit
Designated Partner

Deponent

Verification

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

Verified by me at Kolkata on this 26th day of March, 2019.

Solemnly Affirmed &
Declared before me
Identification by advocate

P. K. Datta
Notary
Regn. No.: 1101/00
C.M.M. Court
2 & 3, Bankshall Street
Calcutta - 700 004

P. K. DATTA
Notary

26 MAR 2019

For AADYA AARNA REALTY LLP.

Hanojit
Designated Partner

Deponent