

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



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Affidavit cum Declaration

We, M/s Aristocrat Residences LLP , having its registered office at 2, Church Lane, R No 302A, 3<sup>rd</sup> Floor , Kolkata – 700 001 through its Designated Partners NEERAJ SADANI , son of Lalit Kumar Sadani , residing at 35, Rowland Road , Flat 3D, Kolkata – 700 020 ; promoter of the project named “ AMBIENT WINDS “ do hereby solemnly declare, undertake and state as under:

1. Ms Purnima Biwas, Mr Rathin Biswas, Mr Gautam Biswas, Mr Santanu Biswas, Mr Uttam Biswas, Ms Ruma Biswas and Ms Uma Biswas have legal title to the land situated at 1185, Kalikapore , Kolkata – 700 099 Police station Purba Jadavpur, now survey Park , on which the development of the proposed project is to be carried out . The authenticated Sale Deed of such land along with an authenticated copy of the agreement between 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 said project shall be completed 30<sup>th</sup> June 2020.
4. That seventy per cent of the amounts realized by the promoter for the Project from the allottees, from time to time, shall be deposited in a separate account to

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Aristocrat Residences LLP

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SURANJAN MUKHERJEE  
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2, Church Lane

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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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 we shall get its accounts audited within six months after the end of every financial year by a chartered accountant in practice
8. That we undertake to produce a statement of accounts duly certified and signed by a chartered accountant and it shall be verified during the audit that the amounts collected for a the 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.
9. That we shall take all the pending approvals on time, from the competent authorities.
10. That we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
11. That we shall not discriminate against any allottee at the time of allotment of any apartment on any grounds.

For ARISTOCRAT RESIDENCES LLP


  
Neeraj Sadani  
Designated Partner/Authorised Signatory  
Deponent

### 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 11<sup>th</sup> day of November 2018.

Solemnly Affirm and  
Declare before me on  
Identification of Ld. Advocate

  
TAPAN DAS  
Notary Govt. Of India  
Kolkata & 24-Parganas

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For ARISTOCRAT RESIDENCES LLP

  
Deponent  
Designated Partner/Authorised Signatory

Identified By Me  
  
Advocate