

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 515053

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS



FORM-B
[See rule 3(4)]

AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Sanjay Gupta being representative for the promoter of the proposed project vide its authorization dated 24/01/2024

Mr. Sanjay Gupta, son of Mr. Gopal Prasad Gupta, aged about 49 year, residing at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata-700 064 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Shivmani Builders LLP, Helpful Infraproperties LLP, Sainath Residency LLP, Genesis Heights LLP, Mangalshiv Realtors LLP, Graciya Infratech LLP, Laxmidhan Construction LLP, Genesis Residency LLP, Shivganga Residency LLP, Mr. Sanjay Gupta, Mrs. Jyoti Gupta, Mr. Suresh Bajaj and Mrs. Sangeeta Bajaj, the Landowners have legal title to the land on which the development of the project is to be carried out And a legally valid authentication of the title of such land along with an authenticated copy of the Agreement/Development Agreement between such owners and Promoter/Developer 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 promoter is Dec., 2029.

ASTDURGA CONSTRUCTION PVT. LTD.

Director

1615

08 JUL 2024

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ক্রেতার নাম ও পতা
 ঠিকানা (উক্তক স্থান)
 বিধান নং, সন, তারিখ
 মোট টাকার ক্রম
 চালান নং
 বিহারী-বারাকপুর, ভেড়ার-মিতা দল

Asthanga Constructors
 Ra. Kh.
 AD-169
 13 JUN 2024

998000



BEFORE THE NOTARY PUBLIC
 BHADRAKALI
 DIST NORTH 24 PARGANAS

FORM-8
 [see rule 3(a)]

AFFIDAVIT CUM DECLARATION

I, the undersigned, being a duly qualified and practicing Advocate at Law, do hereby solemnly declare, undertake and state as under:

1. That the said land is free from all encumbrances.

2. That the said land is free from any pending litigation.

3. That the said land is free from any other legal claim or demand.

4. That the said land is free from any other legal claim or demand.

5. That the said land is free from any other legal claim or demand.

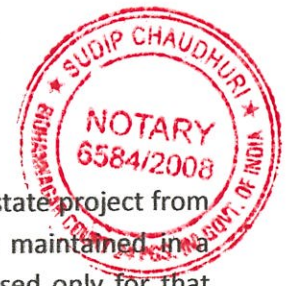
6. That the said land is free from any other legal claim or demand.

7. That the said land is free from any other legal claim or demand.

8. That the said land is free from any other legal claim or demand.

9. That the said land is free from any other legal claim or demand.

10. That the said land is free from any other legal claim or demand.



4. That seventy per cent of the amounts realized 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 only 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 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

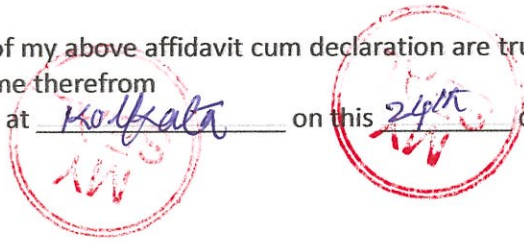
ASTDURGA CONSTRUCTION PVT. LTD. Deponent

Director

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 24th day of July, Two Thousand and Twenty Four.



ASTDURGA CONSTRUCTION PVT. LTD.

[Handwritten Signature]
Director
Deponent

Director

Deponent

[Handwritten Signature]
ATTESTED
S. CHAUDHURI
★ NOTARY ★
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs

Identified by me

[Handwritten Signature]
Advocate

MANOJ BASU
Advocate
Enrolment No-F-247/2006
Bidhan Nagar Court
Kolkata-700091

24 MAY 2024

