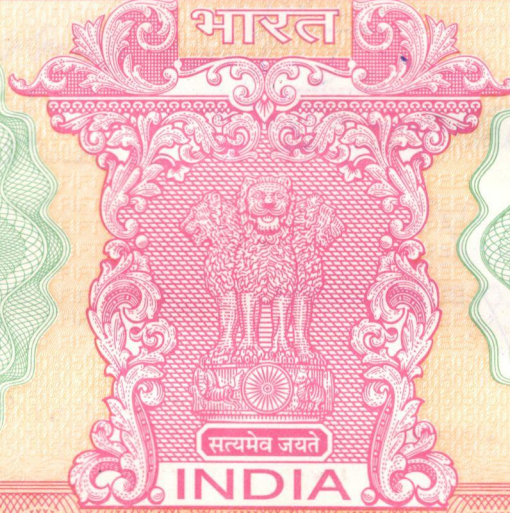


# भारतीय गैर न्यायिक

पचास  
रुपये  
रु. 50



FIFTY  
RUPEES  
Rs. 50

## INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 067070

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. ARUN KUMAR KEDIA**, Son of Sri Ram Kumar Kedia, aged about 45 years, by faith-Hindu, by occupation - Business, by nationality-Indian, Director of M/s. Aster Vinimay Private Limited, having its registered office at 50, Suburban School Road, Police Station-Kalighat, Kolkata-700025, promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its /his/their authorization dated 3<sup>rd</sup> May 2019:

I, Arun Kumar Kedia promoter of the "**ASTER SHREE GARDENS**" duly authorised by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under :

That Aster Vinimay Private Limited 2) That Sunrise Enclave Private Limited, (3) Hirise Promoters Private Limited, (4) Sagun Vinimay private limited, (5) Mainak Vinimay Private Limited, (6) Anratma Commodities Private Limited, (7) Anant Distributors Private Limited, (8) Anand Suppliers Private Limited, (9) Anriksh Suppliers Private Limited, (10) Attractive Dealer Private Limited, (11) Anand Suppliers Private Limited, (12) Tirupati Hi-Tech Private Limited have a legal title to the land on which the development of the project is proposed

AND

REKHA TEWARI  
NOTARY  
Regn. No.-10288/13  
C.M.M's Court  
Kolkata - 700 001

ASTER VINIMAY PVT. LTD.

*Arun Kumar Kedia*  
Authorised Signatory / Director

29 MAR 2019



भारतीय गैर न्यायिक

पचास

रुपये



FIFTY

RUPEES



SL. NO. 217 DT. 29.03.19

VALUE OF N. J. STAMP RS. 50

NAME OF PURCHASER B. G. Jaiswal

ADDRESS. Dhaulegaon, Buxi, Dist. Buxi

H. MUKHERJEE

STAMP VENDER S.R.O. BUDGE BUDGE

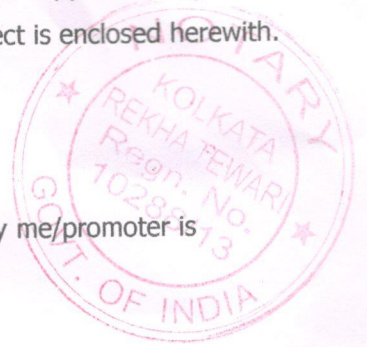
AGRI. YAMINA SVT. LTD.

Director



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.

- 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 23<sup>rd</sup> March, 2019.
- 3) That seventy percent 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.
- 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 allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



.....

Declarant

**ASTER VINIMAY PVT. LTD.**

*Abhinav*  
Authorised Signatory & Director

SOLEMNLY AFFIRMED AND DECLARED  
BEFORE ME ON IDENTIFICATION

*Ok*  
REKHA TEWARI  
NOTARY

29 MAR 2019

Identified by me

*Sampat*  
Advocate  
29.3.19

REKHA TEWARI  
NOTARY  
Regn. No.-10288/13  
C.M.M's Court  
Kolkata - 700 001