



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC



AA 619833



FORM – 'A'

[See rule 3(2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Aditya Rohatgi, son of Mr. Ashok Kumar Rohatgi, residing at JF 10, Flat No. A-2, Khirki Extension, Malviya Nagar, New Delhi – 110 017 being the authorized signatory of Shristi Infrastructure Development Corporation Limited being the promoter of the proposed project and I am duly authorized by the promoter of the proposed project, vide its Board Resolution dated 14.02.2019.

Promoter has legal title of the land on which the development of the project is proposed project do hereby solemnly declare, undertake and state as under:

1. That Promoter has a legal title to the land on which the development of the project is proposed.

B. N. SAHA
NOTARY
Bikash Bhawan
North Bhat, Gr. Floor
Kolkata, West Bengal

19 FEB 2019

Shristi Infrastructure
Development Corporation Ltd.

Aditya
Authorized Signatory

(ADITYA ROHATGI)

147248

S.L. No. Sold To.

Rs. Adm.

G.C. SAHA
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kel-87

Issue Date. Sign.

Shree Infrastructure Devt. Corpn.

Salt Lake City Secy

KOL-91



1 FEB 2011

Handwritten notes and stamps in the bottom right corner, including a date '1 FEB 2011' and some illegible text.



2. That the said land is free from all encumbrances except there is a project finance funded by Laxmi Vilas Bank against mortgage of Apartments and proportionate share of land in the Project. The said mortgage will however not affect the rights and interest of the Allottees. Apart from the above a case relating to retention of original height clearance of the building is pending with the Airport Authority of India.
3. That the time period within which the project shall be completed by promoter is 31st December, 2019.
4. That seventy percent of the of the amounts realized by 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts of the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That Promoter shall take all the pending approvals on time, from the competent authorities.
8. That Promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



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Bidhannagar, Kolkata
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Aditya Rohatgi

Authorised Signatory

(ADITYA ROHATGI)



9. That Promoter shall not discriminate against any allottee at the time of allotment of any serviced apartment, on any grounds.

Shristi Infrastructure
Development Corporation Ltd.

Authorised Signatory
(ADITYA ROHATGI)

Deponent

Verification

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

Verified by me at Kolkata on this 19th day of February 2019.

Shristi Infrastructure
Development Corporation Ltd.

Authorised Signatory

Deponent

(ADITYA ROHATGI)



Identified by me

Advocate

Solemnly Affirmed
&
Declared Before me
a Identification of Advocate

B. N. SAHA
NOTARY

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NOTARY
Bikasb Bhawan
North Block, Gr. Floor
Bidhannagar, Kolkata
West Bengal

19 FEB 2019