



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

36AB 353915

Before the Notary
Chinsurah, Hooghly.

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 Ms. Aastha Finance & Investment Limited promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its / his / their authorization dated 24.12.20 :

I, Santanu Sarkar, son of Sri. Bishnu Pada Sarkar, residing at Kalyanpur Housing Estate, House No. AS-1/4, P.O. Asansol – 4, P. S. Asansol (South), District Paschim Barddhaman promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which development of the project is proposed

OR

_____ have/has a legal title to the land on which the development of the proposed project is to be carried out

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SUBRATA KUMAR DE
NOTARY
Govt. of West Bengal
Regn. No. 39 of 2002
28 DEC. 2020.

Aastha Finance & Investment Ltd.

Director

৬৬৬ নং জেলা উত্তর ২৪ পরগণা

নৈহাটি এ. ডি. সাব রেজিষ্ট্রারী অফিস

তারিখ ২৪. ০২. ২০২০.

নাম আজা ফিন্যান্স ইনভেস্টমেন্ট

সং আমানমোলা নিমিত্তে।

তার ০০ টাকা বন্ধমান।

ভেদার শ্রীমতি স্বাধীনী দেবী

নাইসেল প্রাপ্ত স্ট্যাম্প ডেভার

নৈহাটি এ. ডি. এস. আর. অফিস

জেলা উত্তর ২৪ পরগণা

“বি”

ভেদারের নাম - শ্রীমতি স্বাধীনী দেবী

ট্রেজারীর নাম - ব্যারকপুর

চি. ডি. নম্বর.....

স্ট্যাম্প বন্ধিদের তারিখ 13. 8. 2020.

এই টি ডি নম্বরে মোট কত টাকা খরিদ

হইয়াছে 185000/-

স্বাক্ষরিত করা হয়েছে
তারিখ ০২/০২/২০২০



Asstt Finance & Investment Ltd

STRETA BANK LTD
NARAYAN
০২/০২/২০২০

AND

a legally valid authentication of title of such land along with and authenticated copy of the agreement between such owner and promoter for development of the real estate project in enclosed herewith.

1. That the said land is free from all encumbrances

OR

That details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

2. That the time period within which the project shall be completed by me/promoter is 31st December, 2022.
3. That seventy per cent of the amount realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be mentioned 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 amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of the completion of the project.


5. That the amount 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 have being utilized for the project and the withdrawal has been compliance with the proportion to the percentage of the 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 regulation made under the act.
10. 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.

Aastha Finance & Investment Ltd.

Director

Deponent


SUBRATA KUMAR DE
NOTARY
Govt. of West Bengal
Regn. No. 59 of 2002

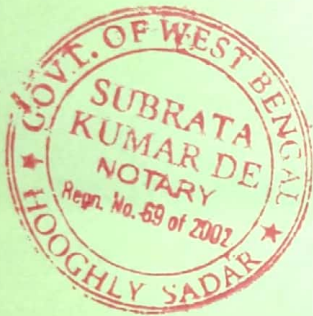
28 DEC 2020

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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 Chinsurah on this 28th day of Dec 2020 at Aastha Finance & Investment Ltd.
Deponent [Signature] Director



SOLEMLY AFFAIRMED &
DECLARED BEFORE ME

[Signature]
SUBRATA KUMAR DE
NOTARY
Govt. of West Bengal
Regn. No. 69 of 2002

28 DEC 2020

[Signature]
Deputy Director
Chinsurah
Aastha Finance & Investment Ltd.