



पश्चिम बंगाल WEST BENGAL

22AB 645153



BEFORE THE NOTARY PUBLIC

FORM 'A'
[See rule 3(2)]
Affidavit cum Declaration

Affidavit cum Declaration of Mr. **Sanjay Gupta** duly authorized by the promoter named 'Asturga Construction Pvt. Ltd.' of the proposed project, vide its/his/their authorization dated 28/01/2015.

I, **Sanjay Gupta** duly authorized by the promoter Asturga Construction Pvt Ltd of the proposed project do hereby solemnly declare, undertake and state as under:

1. **M/s. Kanyakumari Properties Pvt. Ltd., M/s. Energy Enclave Pvt. Ltd. & M/s. Esteem Nirman Pvt. Ltd.** have/has a legal title to the land on which the development of the proposed project is to be carried out.

AND

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.

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

3. That the subject project is already completed and the delivery of several units to the intending Purchaser have been started by the promoter and the application for completion certificate is already submitted before the Bidhan Nagar Municipal Corporation on 26/05/2018.

ASTURGA CONSTRUCTION PVT. LTD.

Director

B. N. SAHA
NOTARY
Bidhan Nagar
North Block, G. Floor
Bidhanagar, Kolkata
West Bengal

26 NOV 2018

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ক্রেতার নাম

স্ট্যাম্প ভেডার স্বাক্ষর

বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর. ৬

মোট স্ট্যাম্প ক্রয় তার

গলান নং

মোট কত টাকা খরিদ
দেওয়ানী বাবাকপার ভেডার-মিতা দত্ত

ASTDURGA CONSTRUCTION PVT. LTD.
Dwarka Vedmani, AD-169, Salt Lake, Sec-1
Kolkata-700 064

10 MAY 2018
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4. That seventy per cent of the amounts 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 maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose. Not applicable to this project at present
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project. Not applicable to this project at present
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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 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 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 I/ promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
09. 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.

ASTDURGA CONSTRUCTION PVT. LTD.

Director

Deponent

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 Salt Lake, Kolkata on this 26th day of November, 2018

ASTDURGA CONSTRUCTION PVT. LTD.

Director

Deponent

B. N. SAHA
NOTARY
Bishanagar
North Block, G. Floor
Bishanagar, Kolkata
West Bengal

Identified by Mr.
Advocate

solemnly Attended
&
Declared Before me
Identification of Advocate

B. N. SAHA
NOTARY

26 NOV 2018