



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

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.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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.

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 5th day of November - 2018.

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

ASTDURGA CONSTRUCTION PVT. LTD.

Director
Deponent

05 NOV 2018