

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

43AB 195163

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 'Astdurga Construction Pvt. Ltd.' of the proposed project, vide its/his/their authorization dated 10/03/2017.

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

1. **Sri Narayan Das Mondal, Smt. Gayatri Mondal, Sri Madhab Mondal and Smt. Gayatri Mondal** have 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 time period within which the Project shall be completed by me July, 2025.

ASTDURGA CONSTRUCTION PVT. LTD.

Director

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

08 JUL 2020

383298

SUBHASH CH. SAHA
(Advocate)
Sealdah Court, Kol-14

S.L. No. Sold To

Re. Add.

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

.....
Date Sign

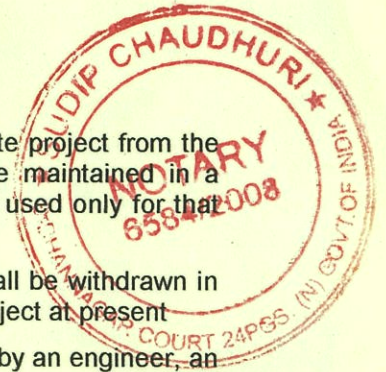


10 JAN 2020



FORM A

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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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

[Handwritten Signature]

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 8th day of July, 2020

[Handwritten Signature]
ATTESTED
S. CHAUDHURI
 * NOTARY *
 GOVT. OF INDIA
 Regd. No.-6584/08
 Bidhannagar Court
 Dist.-North 24 Pgs

[Handwritten Signature]

Deponent

[Handwritten Signature]
 R. K. Ghosh
 Adv.
 7.7.20
 (1)

08 JUL 2020