

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

26AB 285168



BEFORE THE NOTARY PUBLIC

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Shishir Gupta, son of Late Shree Bhagwan Gupta and Mr. Sk Nasir, son of Late Sk Rashid, both are working for gain at T-68, Teghoria Main road, Kolkata - 700157, being the Partner of Ashiana Construction, promoter/developer of the proposed project "Rajotto".

B. N. SAHA
NOTARY
Bikesh Bhawan
North Block, Gr. Floor
Bichanmager, Kolkata
West Bengal

11 2 SEP 2018

নম্বর : ৪৩১৭

সম ও তারিখ : ২৪-০৮-১৪

ক্রেতার নাম : AYUSMAN DEY

ঠিকানা : Advocate
High Court, Calcutta

মূল্য : ৪১০৬

ভেদার :
বারাসাত কোর্ট

জেলা : উত্তর ২৪ পরগণা

প্রতিদ তারিখ : 16 AUG 2019

মোট টাকার পরিমাণ : RS.300000

ক্রেতার নাম :
ক্রেতার নাম

ভেদার :
শ্রী সত্যজিৎ বোস



FOR THE NOTARY PUBLIC

৪৩১৭

৪৩১৭



We, Shishir Gupta and Sk Nasir being the Partner of Ashiana Construction, promoter/developer 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 the development of the project is proposed
OR
We 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 and 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/promoter is 31st December, 2022.
4. That seventy percent of the amounts realized by me/promoter for the real estate project form 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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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 That the amounts form the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion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 month 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 I/ Promoter shall take all the pending approvals on time, form 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.
9. That I/ Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot of building, as the case may be, on any grounds.

Shishir Gupta
SK Nasir

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 Kolkata on this 12th day of September, 2018.

B. N. SAHA
NOTARY
Bikash Bhawan
North Block, Cr. Floor
Bichannagar, Kolkata
West Bengal

Identified by me
Ayusman Dey
Ayusman Dey
Advocate
High Court Calcutta

Solemnly Affirmed
&
Declared Before me
on Identification of Advocate
[Signature]
B. N. SAHA
NOTARY

Shishir Gupta
SK Nasir

Deponent

12 SEP 2018

