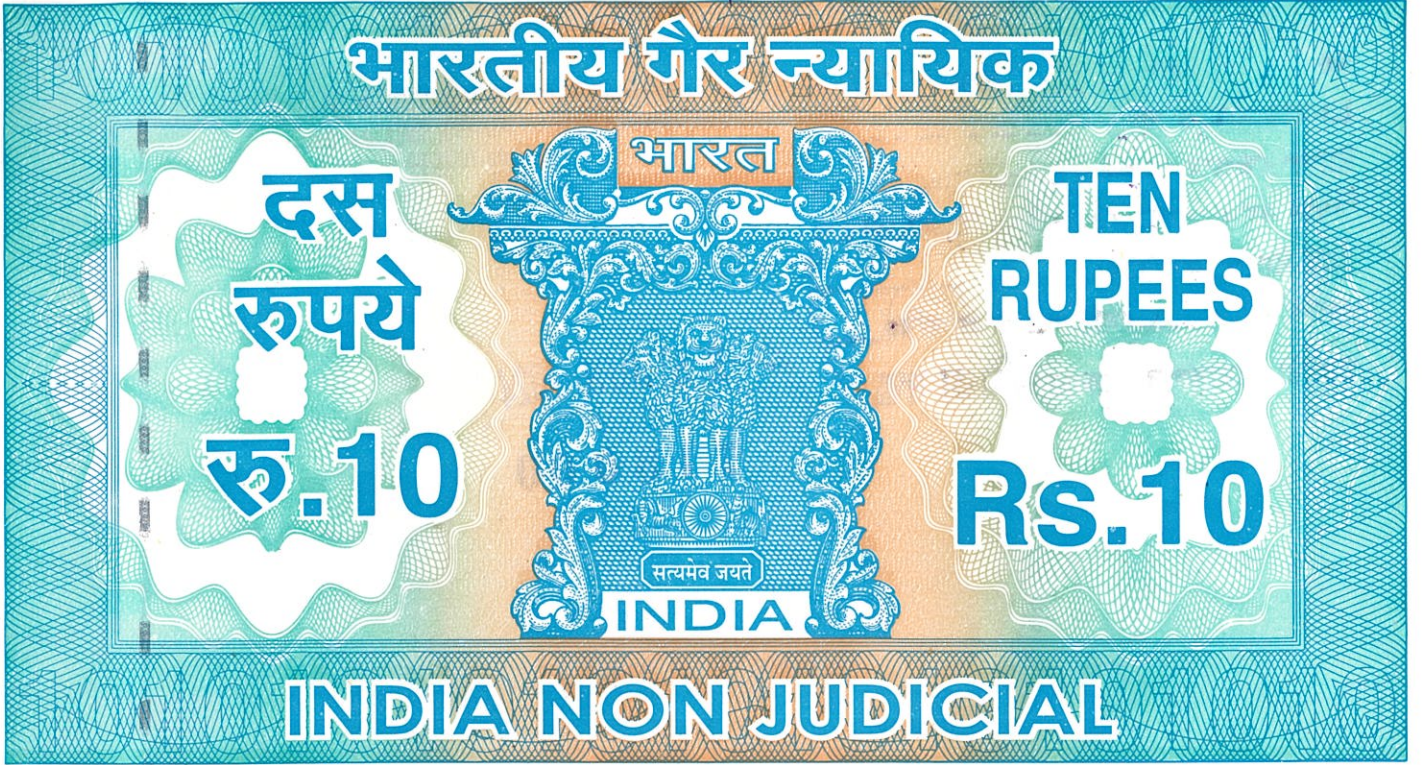


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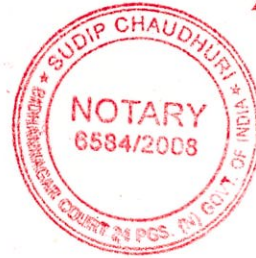


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

97AB 813821

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST. NORTH 24 PARGANAS

FORM-B
[See rule 3(4)]



AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Mr. Sanjay Gupta being representative for the promoter of the proposed project vide its authorization dated 23/09/2024.

Mr. Sanjay Gupta, son of Mr. Gopal Prasad Gupta, aged about 49 year, residing at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata-700 064 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Cardinal Projects LLP, Ganeshdham Projects LLP, Legacy Township LLP, Trilok Vinimoy Pvt. Ltd., Mr. Sanjay Gupta, Mr. Banu Das alias Benu Das and Mrs. Champa Devi Shaw the Landowners have legal title to the land on which the development of the project is to be carried out And a legally valid authentication of the title of such land along with an authenticated copy of the Agreement/Development Agreement between such owners and Promoter/Developer 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 promoter within 31st, December, 2026.

ASTDURGA CONSTRUCTION PVT. LTD.

23 SEP 2024

Director

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24-7-24

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ক্রেতার নাম ও পতা

স্টাম্প জেতার স্বাক্ষর

বিধান নম্বর : সল্ট লেক সেক্টর ১ ডি এম.আর.ও

মোট স্টাম্প ক্রয় তারিখ

চালান নং

টেকারী-বারাকপুর, জেতার-মিতা নং

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

25 JUN 2024

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Director



4. That seventy per cent of the amounts realized by the 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.
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 from the separate account shall be withdrawn only 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.
7. That 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 project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. That 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.

Deponent
ASTDURGA CONSTRUCTION PVT. LTD.

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 23 September 2024.

ASTDURGA CONSTRUCTION PVT. LTD.

Director

Deponent

ATTESTED
S. CHAUDHURI
★ NOTARY ★
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs
23 SEP 2024

Identified by me

Advocate
Arijit Bhattacharya
Advocate

Bidhannagar Court
Enrolment No.-1530/2020