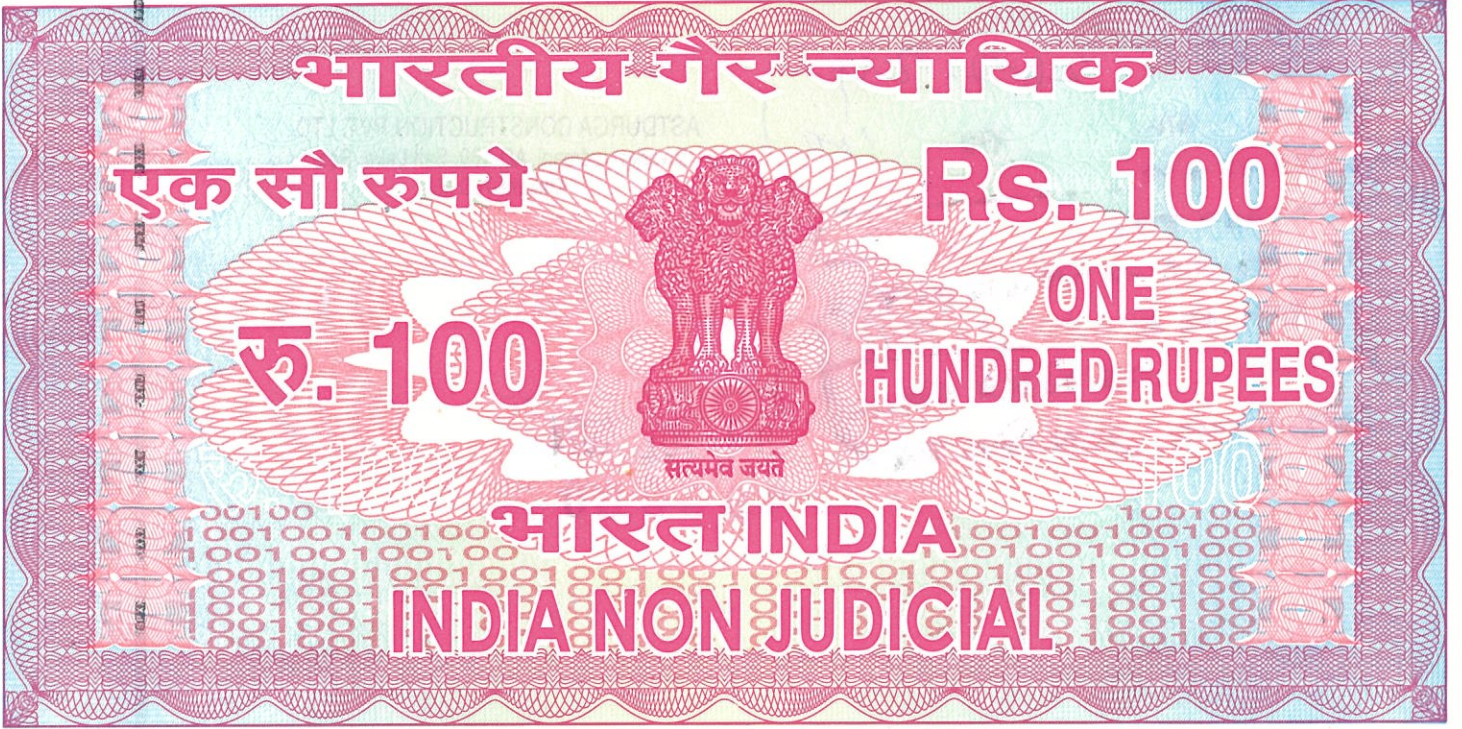


SL. NO. 1059 /20.24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 518789

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



FORM-B
[See rule 3(4)]

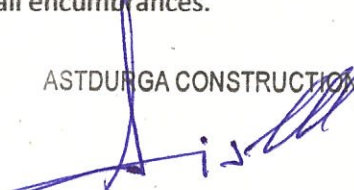
AFFIDAVIT CUM DECLARATION

Affidavits cum Declaration of Sanjay Gupta being representative for the promoter of the proposed project vide its authorization dated 29/07/2024

I, Sanjay Gupta S/o Mr. Gopal Prasad Gupta aged 49, R/o Dwarka Vedmani, AD-169, Sector- I, Salt Lake City, Kolkata- 700064 duly representative for the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That Genesis Complex LLP & others has a 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 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.

ASTDUNGA CONSTRUCTION PVT. LTD.


Mppk-2
Director

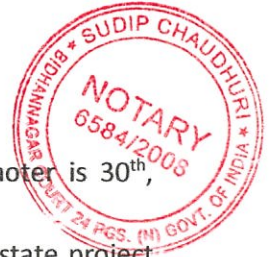
29 JUL 2024

5385 26.7-24
কো. তার. মূল্য (১০০)

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

ক্রেতার নাম ও পতা
স্থানক উত্তর প্রদেশ
বিধান নম্বর : সল্টলাক সেক্টর ১৬ ডি এন এন
মোট স্থানক ক্রয় টা.
চালান নং : মোট কত টাকায়
বিক্রয়ী-বারাকপুর, উত্তর-মিতা দাস

04 JUL 2024
998000



3. That the time period within which the project shall be completed by promoter is 30th, March, 2027.
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 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.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.

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 Bidhannagar on this 29 day of July, Two Thousand and Twenty Four.

ASTDURGA CONSTRUCTION PVT. LTD.

Director

Deponent

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

Adv. Bh. Chatterjee
Advocate
Bidhannagar Court
Enrolment No.-1530/2020

29 JUL 2024