

Rajesh Kumar Bajpai

Notary, Govt. of India

Regn. No. 13780/2018

23 of 2026

Professional Address :

Notary Public, Govt. of India

C.J.M.S.' Court Compound

2&3, Bankshall Street,

Calcutta - 700 001

Mob.: 9331067547

8820367547

E-mail : rajeshbajpai11@yahoo.com

NOTARIAL CERTIFICATE

(Pursuant to Section 8 of the Notaries Act 1952)

ALL TO WHOM THESE PRESENTS shall come, I Rajesh Kumar Bajpai duly authorised by the Government of India Regn. No. 13780/2018 to practice as a NOTARY do hereby verify, authenticate, certify, attest as under the execution of instrument annexed hereto collectively marked "A" on its being executed, attested and identified by the respective signatories as to the matters contained therein, presented before me.

According to that this is to certify, authenticate and attest that the annexed instrument "A" is the



Original Affidavit / Declaration

Executed by Mrs. Khokan Sarda

As per the same

PRIMA FACIE the annexed instrument "A" appears to be in the usual procedure to serve and avail as need or occasions shall or may require for the same.

IN FAITH AND TESTIMONY WHERE OF being required of a NOTARY the said notary do hereby subscribe my hand and affix my seal of the office at Kolkata on this the 24 day of February in the year of Christ 2026



Rajesh Kumar Bajpai
Notary

24 FEB 2026

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

75AA 844671



[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Khokan Sardar Proprietor of M/s Renuka Construction, promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated ;

I, Khokan Sardar, Proprietor of M/s Renuka Construction, promoter of the proposed project / duly authorized by the promoter 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

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
REGN. NO.- 13780/18
CJM COURT CALCUTTA
2&3 Bankshall Street
Kolkata-700 001

24 FEB 2026

১১৭৬
নাম-
বাস-
তারিখ-
১৫/১১/১৫

Farid Hamroo
জামাল ভেড়ার
১৫ নং পুর, এ. ডি. এম. আর
জামাল পুর, মুন্সিফগঞ্জ

Handwritten signature in Bengali script.

১১/১১/১৫

ut
AND
A legally valid authentication
between such



THE DECLARATION REPORTED BY AN AFFIDAVIT WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

AND/OR any Declaration
of the promoter of the project shall be
submitted to the concerned authority for
approval and the same shall be
submitted to the concerned authority for
approval and the same shall be
submitted to the concerned authority for
approval and the same shall be

1. I/ve/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.

OR

That details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 31.03.2026.

4. That seventy per cent of the amounts realised 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.

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 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 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 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 I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act. 10.

10. 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.

Deponent

RENUKA CONSTRUCTION
khofan Sarkar
Proprietor

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
REGN. NO.- 13780/18
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24 FEB 2026

Rajesh Kumar Bajpai

Notary, Govt. of India

Reg. No. 13780/2018

S 22 of 2026

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E-mail : rajeshbajpai11@yahoo.com

NOTARIAL CERTIFICATE

(Pursuant to Section 8 of the Notaries Act 1952)

ALL TO WHOM THESE PRESENTS shall come, I Rajesh Kumar Bajpai duly
authorised by the Government of India Regn. No. 13780/2018 to practice as a
NOTARY do hereby verify, authenticate, certify, attest as under the execution of
instrument annexed hereto collectively marked "A" on its being executed,
attested and identified by the respective signatories as to the matters contained
in, presented before me.

According to that this is to certify, authenticate and attest that the annexed
instrument "A" is the



Original Affidavit / Declaration

Executed by Khurukan Sardar
As per the same

PRIMA FACIE the annexed instrument "A" appears to be in the usual procedure to
serve and avail as need or occasions shall or may require for the same.

IN FAITH AND TESTIMONY WHERE OF
being required of a NOTARY the said notary do
hereby subscribe my hand and affix my seal of
the office at Kolkata on this the 24th day
of February the year of Christ 2026

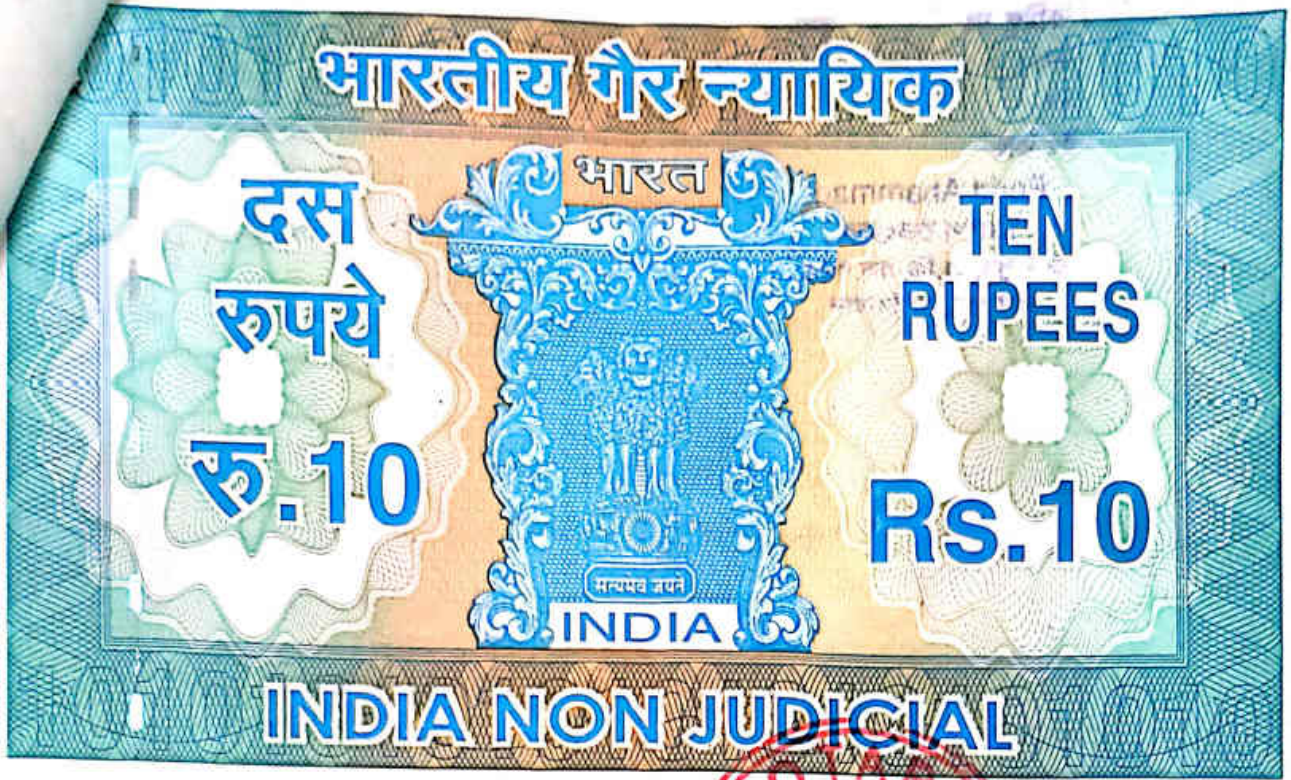


Notarial Stamp

Rajesh Kumar Bajpai

Notary

24 FEB 2026



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

75AA 844670

AFFIDAVIT CUM DECLARATION

I, Khokan Sardar, son of Late Atul Chandra Sardar, aged 52 years residing at 160 C Kankulia Road, Kolkata - 700029, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That our project "Subodh Apartment" situated at 159 Sarat Ghosh Garden Road, Dhakuria, PS and PO - Garfa, Kolkata-700031.
2. That the Kolkata Municipal Corporation has approved Sanction plan for the project "Subodh Apartment" vide Building Permit No. 2022100245 dated March 02, 2023.
3. That the promoter will abide by the provisions contained in section 17 of Estate (Regulation and Development) act 2016 read with clause (n) of section 2 relating to Common Area.
4. In case any contradiction arises in future the deponent will be responsible for it.

RENUKA CONSTRUCTION
Khokan Sardar
Proprietor

Deponent

RAJESH KUMAR BAJPAI
NOTARY GOVT. OF INDIA
REGN. NO.- 13780/18
CJM COURT CALCUTTA
2&3 Bankshall Street
Kolkata-700 001

(Signatory of the Authorised Signatory)

24 FEB 2026

VERIFICATION

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed there from.

RENUKA CONSTRUCTION
Khokm Sarode Deponent
Proprietor

Solemnly Affirm & Declared Before
me on Identification of *[Signature]*

.....
(Signatory of the Authorised Signatory)

RAJESH KUMAR BAJPAI
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CJM COURT CALCUTTA
2&3 Bankshall Street
Kolkata-700001



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NOTARY GOVT. OF INDIA
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2&3 Bankshall Street
Kolkata-700 001

24 FEB 2026



Identified by me

[Signature]
TINA DAS
Advocate
Regn No. - F-1322/21

Rajesh Kumar Bajpai

Notary, Govt. of India

Regn. No. 13780/2018

21 of 2026

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According to that this is to certify, authenticate and attest that the annexed instrument 'A' is the



Original Affidavit / Declaration

Executed by Khokan Saradha

As per the same

PRIMA FACIE the annexed instrument "A" appears to be in the usual procedure to see and avail as need or occasions shall or may require for the same.

IN FAITH AND TESTIMONY WHERE OF being required of a NOTARY the said notary do hereby subscribe my hand and affix my seal of the office at Kolkata on this the 21st day of February in the year of Christ 2026



Rajesh Kumar Bajpai

Notary

24 FEB 2026

भारतीय गैर न्यायिक



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

DECLARATION FOR AGREEMENT FOR SALE, SUPPORTED BY AN AFFIDAVIT, WHICH SALE BE SIGNED BY THE PROMOTER

Affidavit cum Declaration

I, Khokan Sardar, son of Late Atul Chandra Sardar, aged 52 years residing at 160 C Kankulia Road, Kolkata - 700029, promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the agreement for sale/Builder buyer Agreement of our project "Subodh Apartment" is an accordance to Annexure -A of the West Bengal Real Estate (Regulation and Development) Rules, 2021.
2. That none of the terms and conditions of the Agreement for sale presented by us violate the provisions of the real estate (Regulation and development) Act, 2016 & the West Bengal Real Estate (Regulation and Development) Rules 2021.
3. That if any of the provision in Agreement for sale is in contravention with the Real Estate (Regulation and Development) Act 2016 & the West Bengal Real Estate (Regulation and Development) Rules 2021, the provisions of the said act and rules shall prevail in those cases.
4. That if any contradiction arises in the future the Deponent will be responsible for it.

RENUKA CONSTRUCTION

Khokan Sardar

Deponent

Proprietor

(Signatory of the Authorised Signatory)

Solemnly Affirm & Declared Before me on Identification of A Advocate

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24 FEB 2026

