

Rekha Tewari
B.A., L.L.B.

Advocate & Notary Public
Govt. of India

Professional Address :
2&3, Bankshall Street,
Kolkata - 700 001

Mobile : 9748234830

Sl. No. 30 / 20 23

NOTARIAL CERTIFICATE

(Persuant to Section 8 of the Notaries Act, 1952)

TO ALL TO WHOM THESE PRESENTS Shall come, I, Rekha Tewari duly authorised by the Central Government to practise as a NOTARY do hereby verify, authenticate, certify, attest, as under the execution of the instrument annexed hereto collectively marked "A" on its being executed, admitted 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 Declaration

Executed by Mr Arunagata Das

and others as per the same.

PRIMA FACIE the annexed instrument "A" apperas to be in the USUAL procedure to serve and avail as needs or occasions shall or may require for the same.



IN FAITH AND TESTIMONY WHERE OF being required of a NOTARY I, the said notary do hereby subscribe my hand and affix me seal of office at Chandernagore on this

the 29 APR 2023 day of in
the year of Christ 20

29 APR 2023

Rekha Tewari
Rekha Tewari
NOTARY PUBLIC
Regn. No.: 10288/13
Govt. of India
CMM'S Court
Kolkata - 700001

भारतीय गैर न्यायिक

बीस रुपये

रु.20

भारत

Rs.20

TWENTY
RUPEES

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL



WEST BENGAL



31AA 530553

FORM 'B'

[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **Mr.Arunagata Das** promoter of the proposed project named "**JUBILEE APARTMENT**"

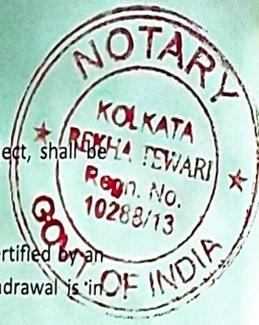
I, **Mr.Arunagata Das** promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed OR 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 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/promoter is 25th February, 2025
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.

REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.J.'s Court
Kolkata - 700 001

Arunagata Das

29 APR 2023



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. 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.

Arunagata Das
Deponent

Verification

I, **Arunagata Das** son of Sri.Dulal Chandra Das residing at 21B, Ballygunj Station Road, P. O : Ballygunj, P. S : Gariahat, Kolkata – 700019 do solemnly affirm and confirm that 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 Day of April, 2023.

Arunagata Das
Deponent

Verified by me at 29th Day of April, 2023.

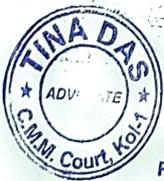


SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

Tina Das
REKHA TEWARI
NOTARY

29 APR 2023

REKHA TEWARI
NOTARY
Regn. No. - 10288/13
C.M.M.'s Court
Kolkata - 700 00



Identified by me
Tina Das
TINA DAS
Advocate
Regn No. - F-1322/21

NOTARIAL CERTIFICATE

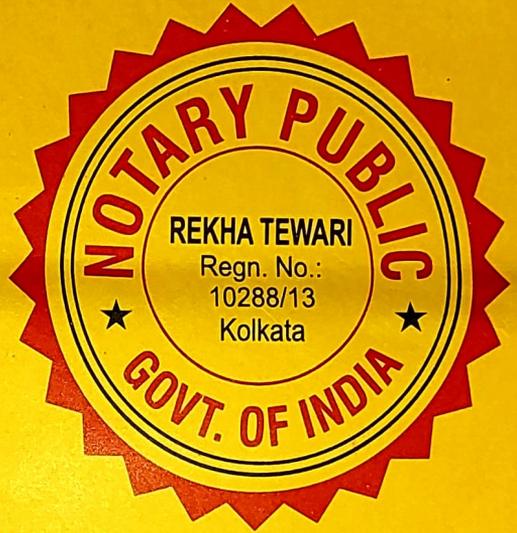
INSTRUMENT "A"

dated 29 APR 2023 day of _____ 20

with

NOTARIAL CERTIFICATE

dated _____ day of APR 2023 20



Mobile : 09748234830

Rekha Tewari

NOTARY PUBLIC

Govt. of India

CMM'S COURT

2, Bankshall Street,

Kolkata - 700 001