

S.L No. : 141/25

BEFORE THE NOTARY PUBLIC AT BARUIPUR
KOL-144, GOVT. OF WEST BENGAL

NOTARIAL CERTIFICATE

(PURSUANT TO SECTION 8 OF THE NOTARIES ACT, 1952)

TO ALL MEN BY THESE PRESENTS SHALL COME, I, MD RAFIUDDIN LASKAR, Advocate
& Notary Practicing in the Baruiপুর Civil & Criminal Court having my ordinary
professional address to be Vill : Madarat Battala, P.O. : Madarat, P.S. : Baruiপুর,
Dist. : South 24 Pgs., Pin Code - 743610 of the State of West Bengal within union of India,
do hereby declare that the paper writing collectively Marked "A" annexed hereto, hereinafter
called the "Paper Writing "A" are presented before me by the Executant(s).

DECLARATION

Declared by - Achintya Narayan Chowdhury
s/o - Subrata Narayan Chowdhury,
residing at - 201, Ranuzo Park, Garia,
P.O. Garia, P.S. Patuli, South 24 Pgs. Kol-84.
And other.

Hereinafter referred to as the "executant(s)" on
this, the **16 JUN 2025**
Two Thousand
Power of attorney / Partnership / Will / Agreement
/ Declaration / Rent Agreement / Others.

The "Executant (S)" having admitted the execution of the "Paper Writing
' in respective hand(S), in presence of the witness (es), who as such,
subscribe (S) signature (s) thereon, and being satisfied as to the identity of the
executant (s), and the said execution of the "Paper Writing 'A'.

I have verified, authenticated and attested the execution of the "Paper Writing
' in the respective hands (s) of the executants (s).

AN ACT WHEREOF being required of a Notary. I have granted THESE
PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as needs or
occasion shall or may require for the same

IN FAITH AND TESTIMONY WHEREOF, the
said Notary, have hereunto set and subscribed
my hand and affixed my Notarial Seal of
Office on this **16 JUN 2025** day of... ..20

MD. RAFIUDDIN LASKAR

B.A, LL.B

Notary Public

Baruiপুর Civil & Criminal Court

Kolkata Pin-700144

Govt. of West Bengal

Regn. No. : 011 / 2022

MD. RAFIUDDIN LASKAR
NOTARY

Baruiপুর Civil & Criminal Court
Regd. No.- 011/2022
Govt. of West Bengal

NOTARIAL STAMP

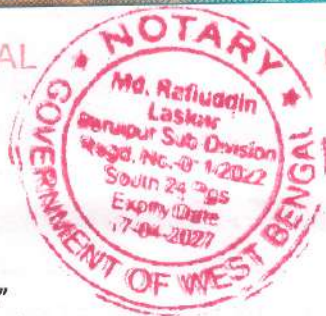
21-14/25



पश्चिम बंगाल WEST BENGAL

06AC 803332

BEFORE THE NOTARY PUBLIC AT BARUIPUR
KOL-144, GOVT. OF WEST BENGAL



FORM "B"

[SEE RULE 3(4)]

AFFIDAVIT CUM DECLARATION

"A"

AFFIDAVIT CUM DECLARATION OF **ACHINTYA NARAYAN CHOWDHURY**, S/O **SUBRATA NARAYAN CHOWDHURY**, RESIDING AT 201, KANUNGO PARK, GARIA, PO – GARIA, PS – PATULI, SOUTH 24 PARGANA KOLKATA - 700084 & **PRADEEP KUMAR JHAWAR** S/O **LATE OM PRAKASH JHAWAR** RESIDING AT 783, ANANDAPUR ROAD, TOWER-7, FLAT – 3002, 30TH FLOOR, KOLKATRA – 700107 .
DESIGNATION PARTNER – ALLIED PROPERTIES OF THE PROPOSED PROJECT "DRISHYA".



WE **ACHINTYA NARAYAN CHOWDHURY**, S/O **SUBRATA NARAYAN CHOWDHURY**, RESIDING AT 201, KANUNGO PARK, GARIA, PO – GARIA, PS – PATULI, SOUTH 24 PARGANA KOLKATA - 700084 & **PRADEEP KUMAR JHAWAR** S/O **LATE OM PRAKASH JHAWAR** RESIDING AT 783, ANANDAPUR ROAD,

16 JUN 2025

2207

19 MAY 2025

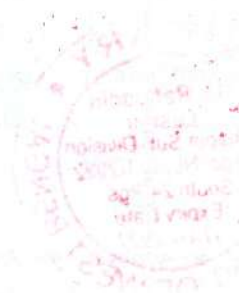
S.L. No. Date
Name
Address.....10.....
Value.....

S. Kar (Adv.)
Barnipur Court

Govt. Stamp Vender
SUBHOJIT DEB
Sonapur A.D.S.R.O., Kol-150



RECEIVED IN SUBJ. MATR.
19 MAY 2025



18 JUL 2025

TOWER-7, FLAT – 3002, 30TH FLOOR, KOLKATRA – 700107 – ALLIED PROPERTIES - PARTNERS OF THE PROPOSED PROJECT “DRISHYA”, DO HEREBY SOLEMNLY DECLARE , UNDERTAKE AND STATE AS UNDER:-

- 1) THAT SUBIR KUMAR GANGULY , PRABIR GANGULY , BULA CHATTERJEE, JOLLY BASU ALIAS JOLLY GANGULY & SAUMICK BASU HAVE A LEGAL TITLE TO THE LAND ON WHICH THE DEVELOPMENT OF THE PROPOSED PROJECT TO BE CARRIED OUT .

AND

A LEGALLY VALID AUTHENTICATION OF TITLE OF SUCH LAND OF THE REAL ESTATE PROJECT ALONG WITH DEVELOPMENT AGREEMENT & POWER OF ATTORNEY IS ENCLOSED HEREWITH.

- 2) THAT THE SAID LAND IS FREE FROM ALL ENCUMBRANCES.
- 3) THAT THE TIME PERIOD WITHIN WHICH THE PROJECT HAS COMPLETED BY US / PARTNERS IS 23-04-2028.
- 4) THAT SEVENTY PERCENT OF THE AMOUNT REALISED BY US/ PARTNER FOR THE REAL ESTATE PROJECT FROM THE ALLOTEES , FROM TIME TO TIME SHALL BE DEPOSITED IN A SEPARATE ACCOUNT TO BE MAINTAIN IN A SCHEDULED BANK TO COVER THE COST OF CONSTRUCTION AND THE LAND COST & SHALL BE USED ONLY FOR THAT PURPOSE
- 5) THAT THE AMOUNT 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 CREDITED BY AN ENGINEER ,AN ARCHITECT, & CHARTERED ACCOUNTANT IN PRACTICE THAT THE WITHDRAWN IS IN PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT WE / PARTNERS, SHALL GET THE ACCOUNTS AUDITED WITHIN SIX MONTHS AFTER THE END OF EVERY FINANCIAL YEAR BY A CHARTERED ACCOUNTANT IN PRACTICE, AND SHALL PRODUCE THE STATEMENT OF ACCOUNTS DULY CERTIFIED & SIGNED BY SUCH CHARTERED ACCOUNTANT AND IT SHALL BE VERIFIED DURING THE AUDIT . THAT THE AMOUNT COLLECTED FOR A PARTICULAR PROJECTS HAVE BEEN UTILISED FOR THE PROJECTS & THE

“A”



16 JUN 2025

WITHDRAWAL HAS BEEN IN COMPLIANCE WITH THE PROPORTION TO THE PERCENTAGE OF COMPLETION OF THE PROJECT.

- 8) THAT WE/PARTNERS SHALL TAKE ALL THE PENDING APPROVAL ON TIME FROM THE COMPETENT AUTHORITY.
- 9) THAT WE /PARTNERS HAVE FURNISHED SUCH OTHER DOCUMENTS AS HAVE BEEN PRESCRIBED BY THE RULES & REGULATIONS MADE UNDER THE ACT
- 10) THAT WE / PARTNERS SHALL NOT DISCRIMINATE AGAINST ANY ALLOTEE AT THE TIME OF ALLOTMENT OF MY APPARTMENT, PLOT OR BUILDING AS THA CASE MAY BE, ON ANY GROUND.

VERIFICATION

THE CONTENTS OF MY ABOVE AFFIDAVIT CUM DECLARATION ARE TRUE & CORRECT & NOTHING MATERIAL HAS BEEN CONCEALED BY ME THERE FROM.

VERIFIED BY ME AT KOLKATA ON THIS 16TH DAY OF JUNE 2025.

DEPONENT :-

ALLIED PROPERTIES

Praadeep Kumar
Partner

PARTNER - PRADEEP KUMAR JHAWAR

ALLIED PROPERTIES

Achintya Narayan
Partner

PARTNER - ACHINTYA NARAYAN CHOWDHURY

"A"



Solemnly Affirmed & Declared before me on Identification

MD RAFIUDDIN LASKAR
NOTARY
Barulpur Civil & Criminal Court
Regd. No. 011/2022
Govt. of West Bengal

Identified by me
P. Khatun
Advocate

16 JUN 2025



16 JUN 2025

BEFORE THE NOTARY PUBLIC AT BARUIPUR
KOL-144, GOVT. OF WEST BENGAL

NOTARIAL CERTIFICATE

On this **16 JUN 2025** day of.....

'Paper Writing A'
&
**The relative Notarial
Certificate**

"A"

Md. Rafiuddin Laskar

**B.A, LL.B
ADVOCATE**

NOTARY PUBLIC

**BARUIPUR CIVIL & CRIMINAL COURT
BARUIPUR SUBDIVISION**

Dist. SOUTH 24 PGS.

Mob. : 9339838252

**MD. RAFI UDDIN LASKAR
NOTARY**

**Baruipur Civil & Criminal Court
Regd. No.- 011/2022
Govt. of West Bengal**

Md. Rafiuddin Laskar

**Notary
Govt. of West Bengal
Regd. No. 011/2022**

16 JUN 2025

ADDRESS

**OFFICE :
Baruipur Civil
&**

**Criminal Court
Mob.: 9339838252**

E-mail : 933rafi@gmail.com

RESIDENCE & CHAMBER :

**Vill -Madarat battala
P.O.: Madarat
P.S.:Baruipur**

**Dist.: South 24 Pgs.
Mob.:9339838252**

E-mail : 933rafi@gmail.com

