

Sl. No:-

32/24

Sujata Ghosh Das

Notary, Govt. of West Bengal

Professional Address:-

A-II/4, Srabani Absan

FC-Block, Sector-III

Salt Lake,

Kolkata - 700106

Notarial Certificate

(Pursuant to Section 8 of The Notaries act, 1952)

TO ALL TO WHOM THERE PRESENTS shall come, I, Sujata Ghosh Das duly appointed as a NOTARY by the Govt. West Bengal to practice throughout the district of Kolkata. Union of India do here by certify authenticate attest as under the execution of the instrument annexed hereto collectively marked "A" on its being executed, admitted and identified by the respective signatures as to the matter contained therein, presented before me by the executants:

*Affidavit on Sanction Plan
executed by Sonu Kumar Sharma
Flat Circus Avenue, Shalimar
Sarang, Kolkata - 700017*

hereinafter referred to as the Executants in this the

16 JUL 2024

The Executants having admitted the Execution of the paper, writing "A" and being satisfied as to the identity of the Executants I have attested IN FAITH AND TESTIMONY WHEREOF, I the said Notary have hereunto subscribed by name and affixed my seal of office on this the

day of

Notarial Stamp



SUJATA GHOSH DAS

Notary, Govt. of West Bengal

Regd. No:- 014/2022

C.M.M's Court Compound

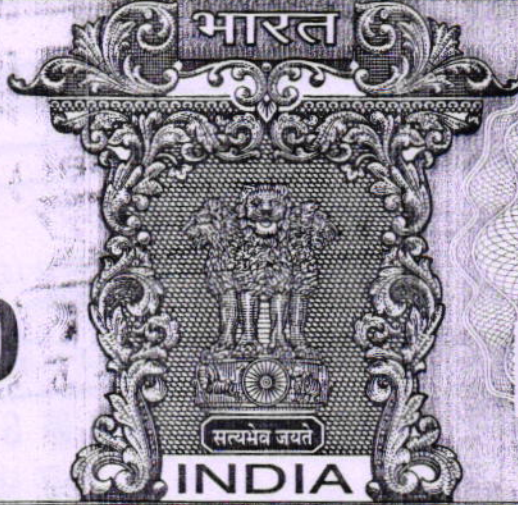
2 & 3 Bankshall Street

Kolkata - 700001

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INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

96AB 129907



Affidavit on sanction plan

We, Sonu Kumar Sharma, son of Hari Kishan Sharma, by faith Hindu, by Nationality -Indian, by occupation - Service, working for gain at 1/1B Upper wood street, P.O. Circus Avenue, P.S. Shakespeare Sarani, Kolkata- 700017, director of promoter/company **COSMOS COMMERCE PRIVATE LIMITED** and Raj Kishore Modi son of Late Jagannath Modi, by faith Hindu, by Nationality -Indian, by occupation - Business, having office at 1/1B Upper wood street, P.O. Circus Avenue, P.S. Shakespeare Sarani, Kolkata- 700017, director of promoter /company **GREENTECH IT CITY PRIVATE LIMITED** do hereby solemnly declare, undertake and state as under.

16 JUL 2024

279369

A. K. Chowdhary & Co.
Advocates
10, Old Post Office Street
Rajahmundry, 21, 1st Floor, Kot-1

NAME _____
ADD _____

6 MAR 2024
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Ray Road, Kot-1

6 MAR 2024
6 MAR 2024

That the said project "ADI WELLNESS VILLAS PHASE I" situated at Chandpur Champagachi, under various R.S and L.R. dag nos. 1926, 1931, 1936, 1957, 1958, 1959, 1960, 1961, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1975, 1976, 1978, 1979 and 1980, P.S. Rajarhat, P.O. Rajarhat, Kolkata-700135, District - North 24 Parganas, under Chandpur Gram Panchayet, West Bengal, India :-



1. That on 04.10.2021, a Development Agreement and power was executed by and between Greentech IT City Pvt. Ltd (Developer) and land owners such as, Crystal Mercantiles Private Limited, Esquire Commerce Private Limited, Sagun Viniyog Private Limited, Shalini Farms Private Limited, Stone Mercantiles Private Limited, Zion Properties Private Limited, Vedic Resorts & Hotels Pvt. Ltd. Previously Known As Circle Clubs And Resorts Pvt Ltd. That the same was notarized on 04.10.2021.
2. That on 29.11.2021 sanction plan was obtained by the developer Greentech IT City Pvt Ltd (co - developer herein) from the Chandpur Gram Panchayet, Rajarhat, North 24 Parganas.
3. That to do the necessary work of development and construction and/or arranging construction finance more effectively and efficiently and to avoid delay in launching the project. The landowners have along with the Greentech It City Private Limited allowed the joint development right, title interest to the Cosmos Commerce Private Ltd.
4. That thereafter registered development agreement dated 19.02.2024 was executed and registered before the ARA -IV, Kolkata, West Bengal. Being deed no. 02223 for the year 2024, for the joint development between the parties namely Greentech It City Private Limited (Co-Developer) and Cosmos Commerce Private Ltd. (Developer) and Crystal Mercantiles Private Limited & ors (Land Owners) and also executed a registered development power of attorney dated 19.02.2024 & the same was registered before the ARA -IV, Kolkata, West Bengal. Being deed no. 02240 for the year 2024.
5. That the said Greentech IT City Pvt. Ltd. was already obtained the sanctioned plan as per notarized development agreement and power dated 04.10.2021, in its name on 29.11.2021 from Chandpur Gram Panchayat. .
6. That under the circumstances there is no legal impediments for the joint development of project by Cosmos Commerce Private Ltd and Greentech It City Private Limited on the basis of sanction plan which was obtained in the name of the Greentech It City Private Limited.
7. That the developer have not violated any provision of section 11, 12,13,14, 15, or any provision of the Rera act.
8. that the statement made herein are true to my knowledge and belief.

ATTESTED SIGNATURE ONLY
BEFORE ME ON IDENTIFICATION
S. Ghosh Das
NOTARY

COSMOS COMMERCE PRIVATE LIMITED
Authorized Signatory / Director

For Greentech IT City Pvt. Ltd.
Director
Deponents

16 JUL 2024

INSTRUMENT "A" dated.....day of

with

Notarial Certificate

Dated.....Day of.....

Sl. No:-



In the matter of:

Notarial Certificate

SUJATA GHOSH DAS
ADVOCATE
NOTARY PUBLIC

Govt. of West Bengal
Regd. No.- 014/2022
C.M.M's Court Compound
2 & 3, Bankshall Street,
Kolkata-700001

MOBILE:- 9123057011

SUJATA GHOSH DAS
ADVOCATE
NOTARY PUBLIC

Notarial Certificate