

S.L.No. :

26/25

BEFORE THE NOTARY PUBLIC AT BARUIPUF
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 Baruipur Civil & Criminal Court having my ordinary Professional address to be Vill : Madarat Battala, P.O. : Madarat, P.S. : Baruipur, 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- Subrata Narayan Chowdhury
s/o- H- Pratulla Narayan Chowdhury,
residing at - 201, Ranunge Park, Garia,
P.S- Patuli, South 24 pgs. Dist- 89.
And others.

Hereinafter referred to as the "executant(s)" on
this, the **01 MAR 2025** day of
Two Thousand

Power of attorney / Partnership / Will / Agreement
/ Declaration / Rent Agreement / Others.

The "Executant (S)" having admitted the execution of the "Paper Writing 'A' 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 'A' 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, I, the
said Notary, have hereunto set and subscribed
my hand and affixed my Notarial Seal of
Office on this.....day of.....20

01 MAR 2025

MD. RAFIUDDIN LASKAR

B.A, LL.B
Notary Public
Baruipur Civil & Criminal Court
Kolkata Pin-700144
Govt. of West Bengal
Regn. No. : 011 / 2022

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

NOTARIAL STAMP

8/26/25

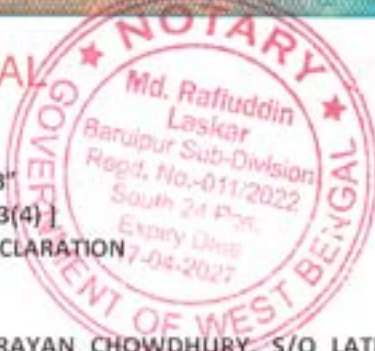


পশ্চিমবঙ্গ পাবনা
BEFORE THE NOTARY PUBLIC AT BARUIPUR
VOL. 144 GOVT OF WEST BENGAL

বঙ্গাল WEST BENGAL

06AC 641985

FORM "B"
[SEE RULE 3(4)]
AFFIDAVIT CUM DECLARATION



AFFIDAVIT CUM DECLARATION OF SUBRATA NARAYAN CHOWDHURY, S/O LATE PRAFULLA 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 "PRISTINE".

WE SUBRATA NARAYAN CHOWDHURY, S/O LATE PRAFULLA 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 - ALLIED PROPERTIES - PARTNERS OF THE PROPOSED PROJECT PRISTINE, DO HEREBY SOLEMNLY DECLARE, UNDERTAKE AND STATE AS UNDER:-

"A"

1) THAT SUBRATA NARAYAN CHOWDHURY, MANJU CHOWDHURY, MIRZA RAFIUDDIN BEG & SMRITI BEG BISWAS 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.



01 MAR 2025

17 FEB 2023

1535

S.L. No..... Date.....
Name.....
Address.....
Value..... **10/-**

ARUN KUMAR PATRA
Advocate
Baruipur Civil Court
Enr. No.- WB-2532/99
Mob. : 9830821672

Govt. Stamp Vender
SUDHANT DEB
Sankar A.P.S.R.O., Kcl-150

- 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 03-12-2027.
- 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.
- 7) 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 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 19TH DAY OF FEBRUARY 2025.

DEPONENT

ALLIED PROPERTIES

Shaduf Hasan
Partner

ALLIED PROPERTIES

Seelkowsing
Partner

Signature Attested
On Identification

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

Identified by me
P. K. Halder
Advocate

01 MAR 2025

"A"



01 MAR 2025

NOTARIAL CERTIFICATE

On this **01 MAR 2025** day of.....

'Paper Writing A'
&
The relative Notarial Certificate



Md. Rafiuddin Laskar

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



NOTARY PUBLIC

**BARUIPUR CIVIL & CRIMINAL COURT
BARUIPUR SUBDIVISION
Dist. SOUTH 24 PGS.
Mob. : 9339838252**

**MD. RAFIUDDIN LASKAR
NOTARY**

**Barui Pur Civil & Criminal Court
Regd. No.: 011/2022
Govt. of West Bengal**

Md. Rafiuddin Laskar

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

01 MAR 2025

ADDRESS

**OFFICE :
Barui Pur Civil
&
Criminal Court
Mob.: 9339838252
E-mail : 933rafi@gmail.com**

**RESIDENCE & CHAMBER :
Vill -Madarat battala
P.O.: Madarat
P.S.:Barui Pur
Dist.: South 24 Pgs.
Mob.:9339838252
E-mail : 933rafi@gmail.com**