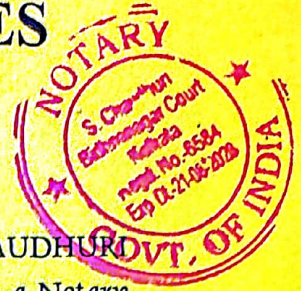


NOTARIAL CERTIFICATES

S. No. 405 2026

20 APR 2026



TO ALL MEN THESE PRESENTS SHALL COME, I S. CHAUDHURI, duly appointed and authorised by the Govt. of India to practice as a Notary throughout the District of North 24 Parganas in the state of West Bengal do hereby certify that the paper writings collectively marked "A" annexed hereto (hereinafter called the paper writings "A") are presented before me by the executant(s). Sri Swan Saha

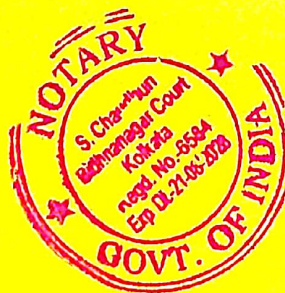
Declaration Cum Affidavit

the executant(s) on this 20th Day of April hereinafter referred as Twenty Six hereinafter referred as

Under the execution of the paper writings 'A' on its being admitted by the respective signatories as the matters contained therein and being satisfied as to the identity of the executant(s) I have attested the execution.

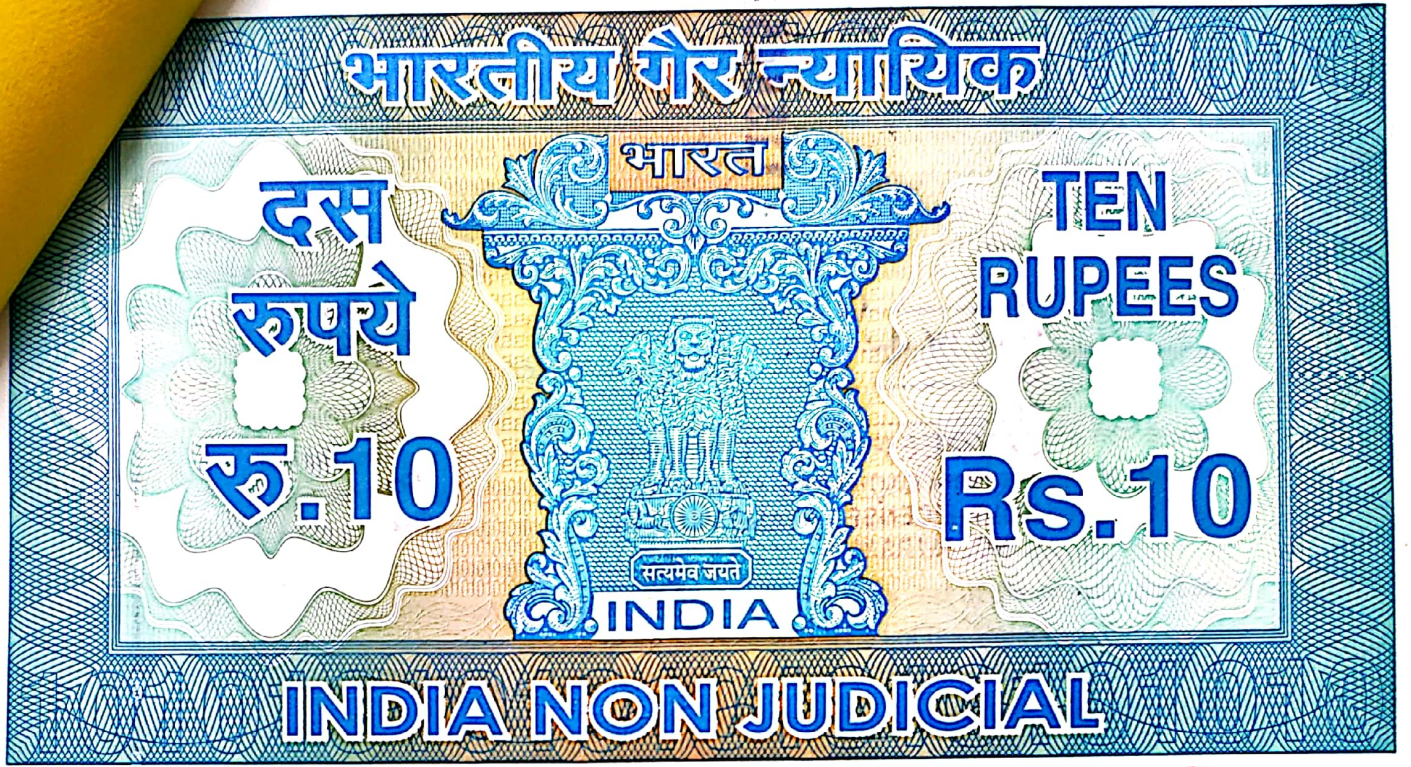
An ACT WHERE OF being required of a Notary, I have granted THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as needs or occasions shall or may required for the same.

IN FAITH AND TESTIMONY WHEREOF, I the said Notary have hereunto set and subscribed my name and affixed my seal of office on this 20 day of 04 20. 26



20 APR 2026


S. Chaudhuri
M.COM, LL.B
NOTARY
(Govt. of India)
Regn. No. 6584/08
Mayukh Bhaban
Ground Floor
Bidhannagar Court
Kolkata - 700 091
W.B. (India)



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST-NORTH 24 PARGANAS

FORM 'B'
[See rule 3(4)]

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of SRI. SWAN SAHA Authorised Partners of Developer of the proposed project named "TULI APARTMENT"

I, SRI. SWAN SAHA Authorised Partners of M/S. S. B. ESTATES (Developer) of the proposed project do hereby solemnly declare, undertake and state as under:

(01) MR. NARAYAN CHANDRA DAS (Pn no : AGTPD6141J) (Aadhar no : 8994 7510 3650) son of Late. Sachindra Mohan Das, by faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at Majher Hati Road, Milan Nagar, North Dum Dum Municipality, Post office : Nimta, Police Station : Dum Dum, Kolkata - 700 049, District North - 24- Parganas, (02) MR. PRITAM DAS (Pan no : BQHPD0113K) (Aadhar no : 9820 204 4886) son of Mr. Narayan Chandr Das, by faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at Majher Hati Road, Milan Nagar, North Dum Dum Municipality, Post office : Nimta, Police Station : Dum Dum, Kolkata - 700 049, District North - 24- Parganas, hereinafter jointly called and referred to as the " LAND OWNERS " (which terms or expression shall unless excluded by or repugnant to the subject or context always be deemed to mean and include their respective heirs, executors, administrators, legal representatives, successors and/or assigns) of the FIRST PART, has a legal title to the land on which the development of the project is

Cont....02 Pages

S. B. ESTATES

Swan Saha
Partner

20 APR 2026

G. TRIPATHI
Advocate
High Court Calcutta

115845

SOLD TO **G. TRIPATHI**
OF High Court Calcutta
RS.
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
V-NO. 351RS2016

28 JAN 2026

28 JAN 2026



THE NOTARY PUBLIC
B. BISHNAGAR
NORTH SAHABADAS

S. B. ESTATES

Partner

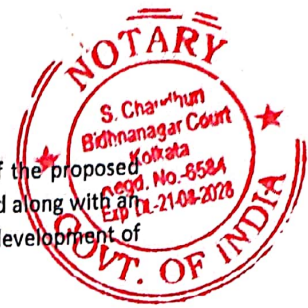
8 0 418 5058

proposed OR have
project is *



::02::

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.



1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is 10th FEBRUARY, 2031
3. 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.
4. 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.
5. 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.
6. 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.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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, or any group.

SUB ESTATES

Swan Saha
Partner
Deponent

I, SRI. SWAN SAHA (Pan no : GOZPS0177H) (Aadhar no : 5898 6643 1357) son of Mr. Narayan Chandra Saha, by faith : Hindu, by Occupation : Business, by Nationality : Indian, residing at Ashoke Colony, Post Office : Barasat, Police Station : Barasat, Pin no : 700 126, District North 24-Parganas, in the state of West Bengal, 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 there form.

Verified by me at *Kolkata* Day of *20th April*, 2026

Advocate

Identified by me

[Signature]
Advocate

20 APR 2026

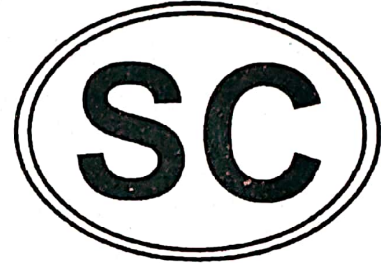
[Signature]
ATTESTED
S. CHAUDHURI
NOTARY
GOVT. OF INDIA
Regd. No. 8584/08
Bidhanagar Court
Dist -North 24 Pgs



Date

Day of

20



In the Matter of :
Instrument 'A'
and
In the Matter of
NOTARIAL CERTIFICATE



S. Chaudhuri
M.COM, LL.B
NOTARY
(Govt. of India)
Regn. No. 6584/08
Mayukh Bhaban
Ground Floor
Bidhannagar Court
Kolkata - 700 091
W.B. (India)
Mob. : 9330934653

