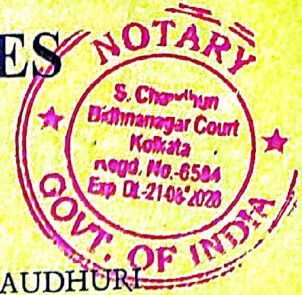


NOTARIAL CERTIFICATES

S. No. 404 2026

12 0 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

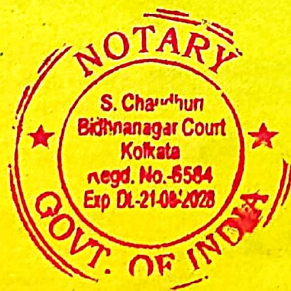
Affidavit Cum Declaration

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


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.

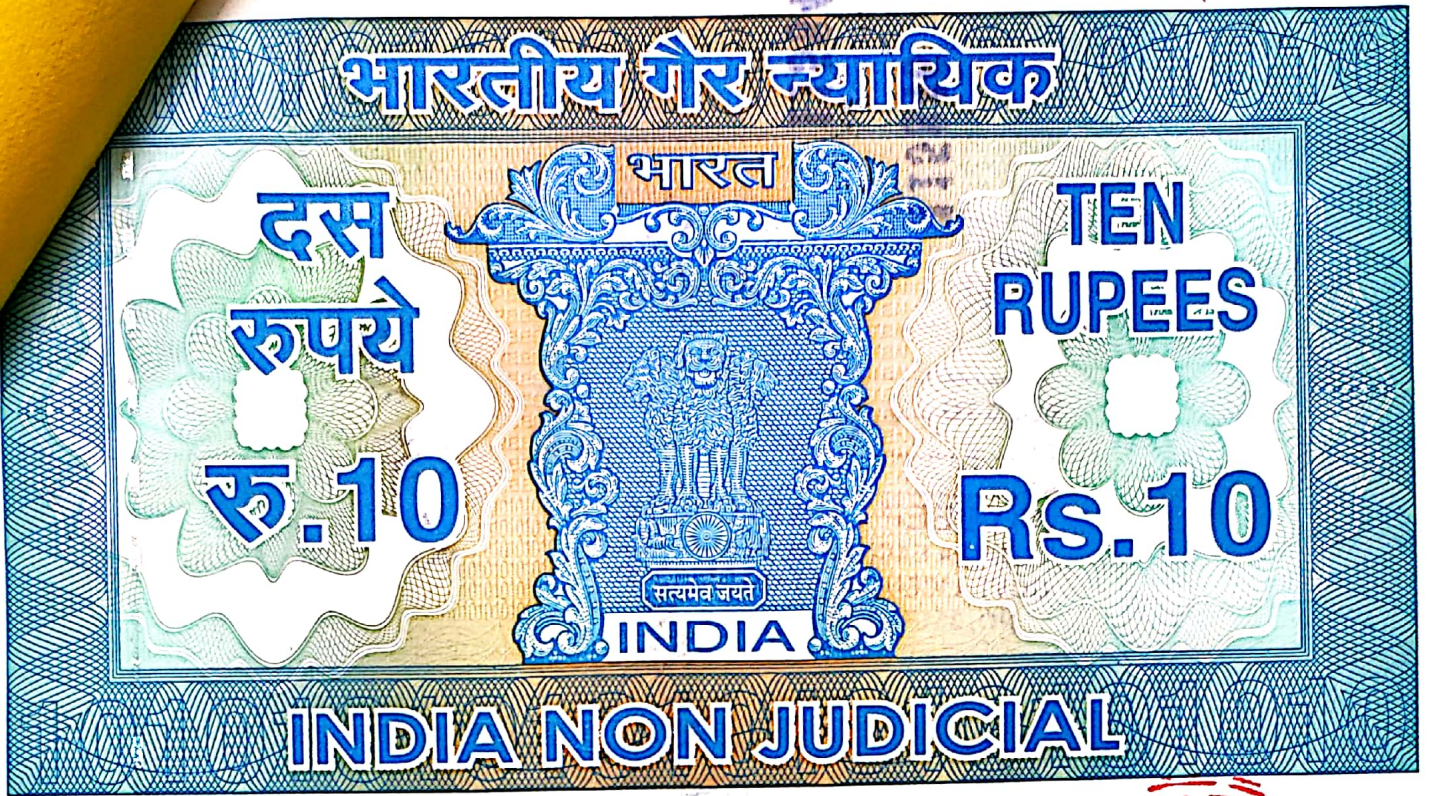
IN AN ACT WHERE OF being required of a Notary, I have granted THESE
PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as needs or
conditions shall or may required for the same.

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



12 0 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)

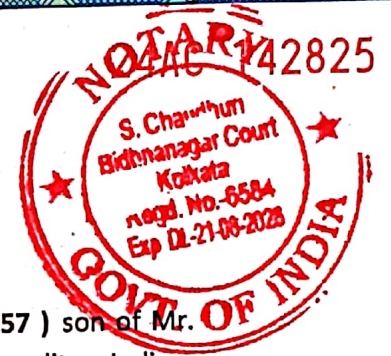


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST.-NORTH 24 PARGANAS

AFFIDAVIT CUM DECLARATION

(Order No 146-RERA/L-01/2023, Dated 03.02.2023)



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, Represented by its Partners of M/s. S.B.ESTATES (Pan no : AFQFS3090D), (DEVELOPER) of the Project lying and situated at Holding / Premises no : Holding / Premises no : 98/1, Rabindra Sarani, L.R.no : 5273, 5268, L.R.Khatian no : 8623, 4270, R.S.no : 102, Touzi no : 173, J.L. no : 08, in Mouza – Dakshin Nimta, Ward no : 22, Police Station : Nimta, within the limits of DUM DUM MUNICIPALITY, District North - 24 Parganas, West Bengal, INDIA, Project name " TULI APARTMENT " , do hereby solemnly affirm , declare , undertake and state as under:

- 1) That Promoter will be abide by the provision contained in section 17 of the Real Estate (Regulation and Development) Act, 2016 read with clause (n) of Section 2 relating to Common Area.

VERIFICATION

The content of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

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

Identified by me :

S. B. ESTATES

Swan Saha

Partner

MANOJ BASU

Advocate

Enrolment No-F-247/2006

Bidhan Nagar Court

Kolkata-700061

[Signature]
ATTESTED
S. CHAUDHURI
*** NOTARY ***
GOVT. OF INDIA
Regd. No. 6584/08
Bidhannagar Court
Dist -North 24 Pgs

20 APR 2026

115846

115846

K. G. TRIPATHI
Advocate
High Court Calcutta

SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
NO. 351RS2016

28 JAN 2026

28 JAN 2026



BEFORE THE NOTARY PUBLIC
K. G. TRIPATHI
DISTRICT NORTH 24 PARANAGAR

ATTESTED
P. CHAUDHURI
NOTARY
GOVT OF INDIA
Regd No. RSB-108
Bihar Nagar Court
Dist. North 24 Parg

30 APR 2026

S. B. ESTATES
Partner

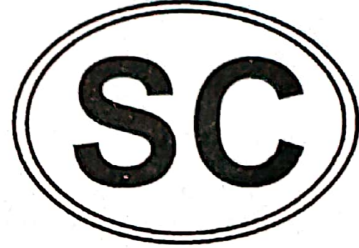
MANU...
ADVOCATE
115846

Date

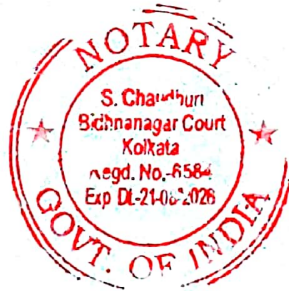
Day of

20

20 APR 2026



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



20 APR 2026

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

