

# NOTARIAL CERTIFICATES

S. No. 406 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

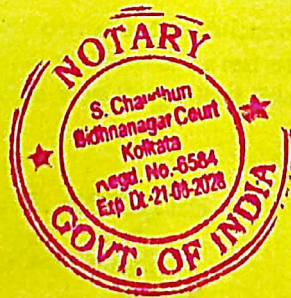
*Affidavit*

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

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.

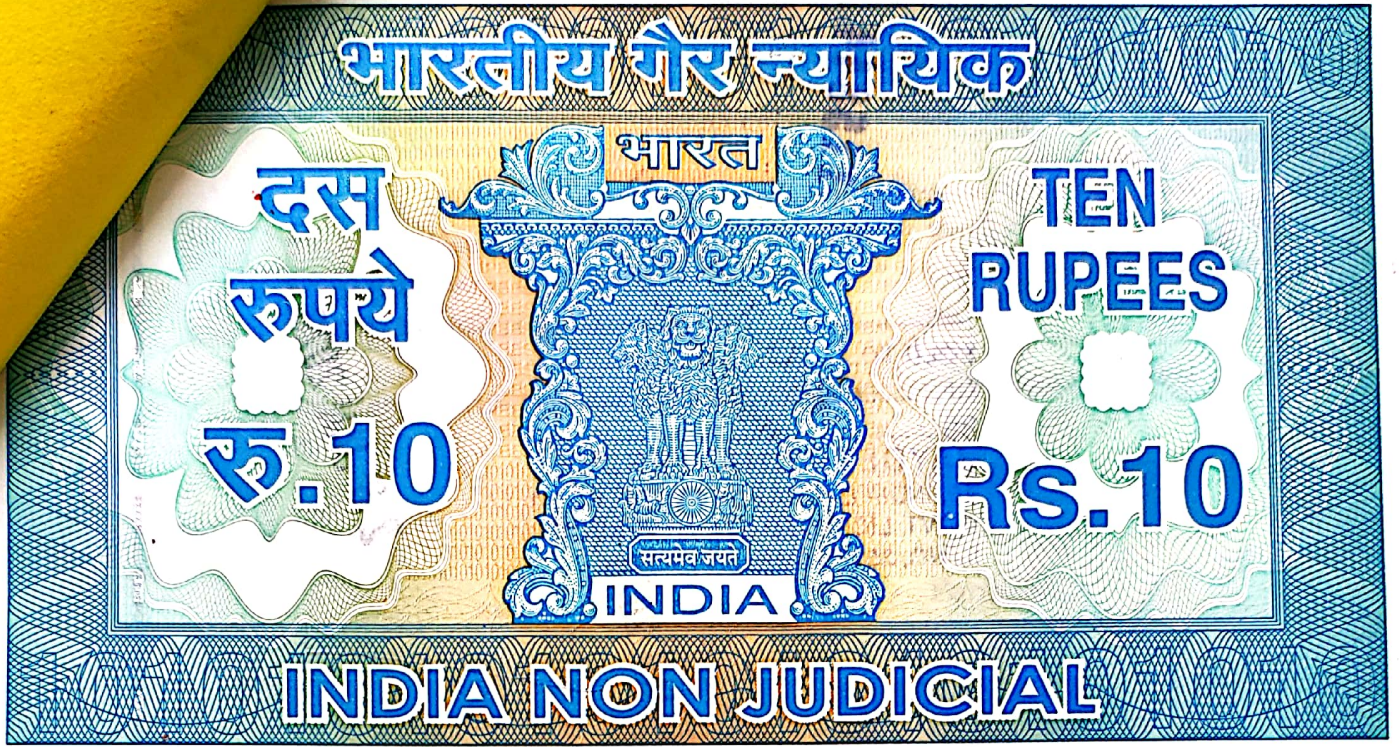
IN AN ACT WHERE OF being required of a Notary, I have granted THESE  
PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as needs or  
circumstances shall or may required for the same.

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 2026



*S. Chaudhuri*  
**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 )

**20 APR 2026**



भारतीय गैर न्यायिक बंगाल WEST BENGAL

24AC 142827



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

AFFIDAVIT CUM DECLARATION

(Order No 309-RERA, Dated 15.03.2023)

I, 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 ) duly Authorized by the promoters of the Proposed Project do hereby solemnly declare, undertake and state as under:

- 1) That the Agreement for sale /Builder buyer agreement of our Project " TULI APARTMENT " is in accordance to annexure-A of the West Bengal Real Estate (Regulation and Development) Rules, 2021.
- 2) That None of the terms and conditions of the agreement for sale presented by us violate the provisions of the real estate (Regulation and Development) Act, 2016 & the West Bengal Real Estate (Regulation and Development) Rules, 2021.

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S. B. ESTATES

*Swan Saha*

Partner

20 APR 2026



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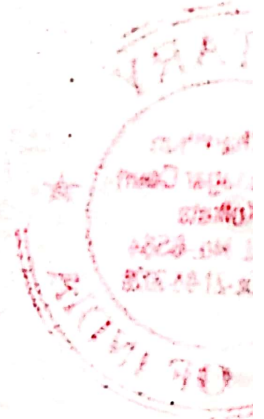
**K. G. TRIPATHI**  
Advocate  
Calcutta  
High Court

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

28 JAN 2026

28 JAN 2026

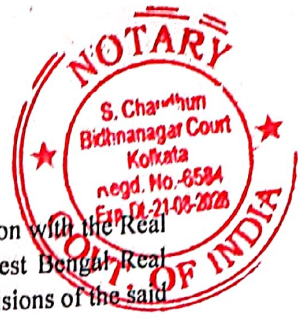
THE ONE THE NOTARY PUBLIC  
AT BISHNANAGAR  
FIRST FLOOR 20 BARGHATA



30 APR 2026

S. B. ESTATES





- 3) That if any Provision in agreement for sale is in contravention with the Real Estate (Regulation and Development) Act, 2016 & the West Bengal Real Estate (Regulation and Development) Rules, 2021, the provisions of the said act & Rules shall prevail in those cases.
- 4) That if any contradiction arises in the future the Deponent will be responsible for it.

**S. B. ESTATES**

*Swan Saha*  
Partner

Deponent  
For S. B. ESTATES  
(Authorized Signatory)  
SWAN SAHA  
( PARTNER )

VERIFICATION

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

Verified by me at Kolkata on this 20<sup>th</sup> Day of April, 2026

Identified by me :

**S. B. ESTATES**

*Swan Saha*  
Partner

Deponent  
For S. B. ESTATES  
(Authorized Signatory)  
SWAN SAHA  
( PARTNER )

**20 APR 2026**

Identified by me

*Manoj Basu*  
**MANOJ BASU**  
Advocate  
Enrolment No-F-247/2006  
Bidhan Nagar Court  
Kolkata-700091

*S. Chaudhuri*

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

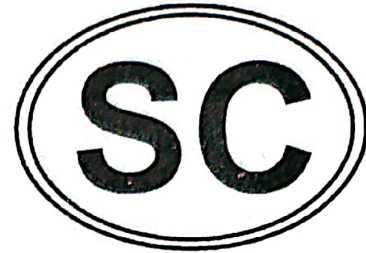
Date

Day of

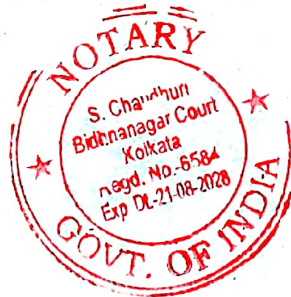
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In the Matter of :  
Instrument 'A'  
and  
In the Matter of  
**NOTARIAL CERTIFICATE**



20 APR 2026

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

