

Notarial Certificate

(Persuant to Section 8 of Notaries Act, 1952)

Notarial Entry No. GNP/.....1165/2020

Date:.....12.10.2020

To All Whom These Presents Shall Come I, Ganga Narayan Paria, Advocate practising as a **NOTARY** in Kharagpur Sub Division in the District of Paschim Medinipur of the State of West Bengal within the Union of India, do hereby declare that the Paper Writings Collectively marked 'A' annexed hereto, hereinafter called the paper writings 'A', are presented before me by the **Executant(s)**,



SRI SUDIPTA BOSE
S/o. Sri Tulsi Charan Bose,
Colonelgola,
P.O. & P.S. Medinipur,
Dist. Paschim Medinipur.

Hereinafter referred to as the "**Executant(s)**" on this the12th..... Day of ~~October~~.....20.20....

The "**Executant(s)**" having admitted the execution of the **Paper Writings 'A'** in respective hand(s) in the 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 Writings A**" and testify that the said execution is in the respective hand(s) of the **executant(s)**.

An Act Whereof being required of a **Notary** I have granted **These Presents** as my **NOTARIAL CERTIFICATE** to serve and avail as need and occasion shall or may require.

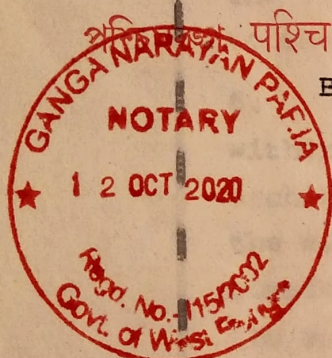


Ganga Narayan Paria
Advocate & Notary
Kharagpur Sub-Division
District: Paschim Medinipur
Regn. No.- 115/2002
Govt. of West Bengal

In Faith & Testimony whereof I, the said Notary, have hereunto set and subscribed my hand and affixed my Notarial Seal of Office at Kharagpur, in the District of Paschim Medinipur on this the12th.....day of ~~October~~.....2020

[Handwritten Signature]
12/10/2020

GANGA NARAYAN PARI
NOTARY
KHARAGPUR SUB-DIV
GOVT. OF WEST BENGAL



पश्चिम बंगाल WEST BENGAL

25AA 760013

BEFORE THE NOTARY PUBLIC AT PASCHIM MEDINIPUR

FORM 'A'
(See Rule 3(2))

Notarial Entry No. 1145/2020

DI. 12/10/2020

DECLARATION

Affidavit cum Declaration of GRAND SPACE INFRA,
a Partnership Firm having registered office at Aligunj,
Library Road, Post- Midnapore, P.S. Kotwali, Dist.
Paschim Medinipur, Pin 721101, Promoter of the proposed
project.

I. SRI SUDIPTA BOSE son of Sri Tulsi Charan Bose, by
caste- Hindu, by occupation- Business, residing at
Colonelgola, P.O. & P.S. Medinipur, District- Paschim
Medinipur, Pin 721101, one of the partners of GRAND SPACE
INFRA, do hereby solemnly declare, undertake and state
as under :-

MARKED A

1. That, the promoter GRAND SPACE INFRA has a legal
title to the land on which the development of the proposed
project is to be carried out. 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 herewith.

8/ Contd...2.
H. G. V.

GANGA NARAYAN PARIJA
NOTARY
KHARAGPUR SUB-DIV
GOVT. OF WEST BENGAL

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by the Promoter is (Date) 31.03.2024.

4. ★ That seventy per cent (70%) of the amounts realized by the promoter for the real estate project from the allottees, 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 and shall be used only for that purpose.

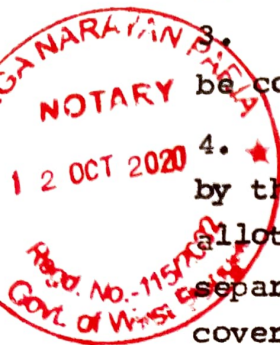
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

6. 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 that the Promoter shall get the accounts audited within six months after the end of every financial year by a Characted 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 and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

7. That the promoter shall take all the pending approvals on time, from the competent authorities.

8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

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MAILED

Notarial Entry No. 1165/2020

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9. That the Promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, such as the case may be, on any grounds.



Deponent.

Identified by me-

Sayed No war AR

12/10/2020



MARKED-A

Signature (s) of the Executant (s) is/are
attested on Identification under the
Notaries Act 1952

[Signature] 12/10/2020

GANGA NARAYAN PARIA
NOTARY
KHARAGPUR SUB-DIV
GOVT. OF WEST BENGAL

NOTARY 12/10/2020
Kharegpur Sub-Div
Govt. of West Bengal