

S.L. NO. 20 Date 18/3/20

S. N. CHATTERJEE, NOTARY

GOVT. OF WEST BENGAL

REGISTRATION NO. 4/1983

Office : SEALDAH CIVIL COURT COMPLEX

3rd Floor

Residential Address :

34/2A/5, POTTERY ROAD, KOLKATA - 700 015



NOTARIAL CERTIFICATE

PURSUANT TO SECTION 8 OF THE NOTARIES ACT 1952

TO ALL MEN THESE PRESENTS SHALL COME, I SAILENDRA NATH CHATTERJEE practising a NOTARY PUBLIC in the District of 24 PARGANAS of state of West Bengal within the Union of India, do hereby declare that the Paper riting collectively marked 'A' annexed hereto, herein-after called the Paper Writings 'A', are presented before me by the executants (s).

MR. Sibir Roy
of - 17C, G.B Road
Kolkata - 28

hereinafter refered to as the "executant(s)" on this, the
day of Two thousand

The "executant(s)" having admitted the execution of the "Paper Writings A" in respective hand(s) in the presence of the witnesses, who as such-subscribe(s) signature(s) thereon, and satisfied, as to identity of the executants(s), and the said execution I have attested the execution of the "Paper Writing A" and testify that execution is in the respective hand(s) of the executant(s).

AN ACT WHEREOF being required of Notary Public, I have granted THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and, avail as need and occasion shall may require.

IN FAITH AND TESTIMONY WHERE OF
I the said Notary, have hereunto set and subscribed my
hand and affixed my Notarial seal of Office at SealDAH in
the District of 24-Parganas on this the day
of..... To thousand



(B)



FORM 'A'
[See rule 3 (2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit Cum Declaration.

Affidavit cum Declaration of Mr. Sibir Roy promoter of the proposed project of the proposed project, vide its/his/their authorization dated NA.

I, SIBIR ROY promoter of the proposed project do hereby solemnly declare, undertake and state as under :

- 1] That I have a legal title to the land on which the development of the project is proposed

Sibir Roy
 N. CHATTERJEE
 Advocate & Notary
 30, Park Street, Kolkata
 Phone: 708 816
 Home: 86-4/86

18 MAR 2020

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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.

- 2] That the said land is free from all encumbrances.
- 3] That the time period within which the project shall be completed by me/promoter is 01-03-2023.
- 4] That seventy percent of the amounts realized 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.
- 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 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 utilized 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, on any grounds.

Sibir Roy
Deponent

Verification

[Signature]

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom

Verified by me at _____ on this _____ day of _____

Sibir Roy
Deponent

Solemnly Affirmed &
Declared Before me
on Identification

S. N. CHATTERJEE
NOTARY
REGD. No. - 4193

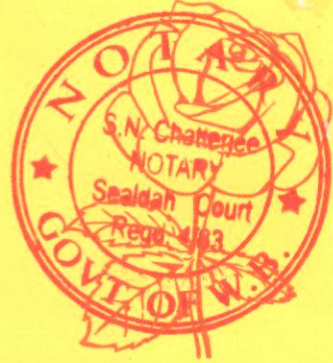
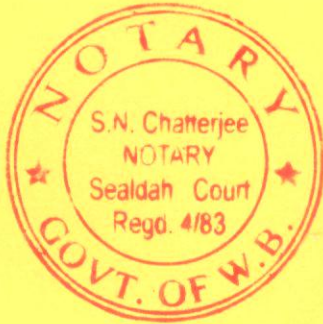
18 MAR 2020

THE

DAY OF

20

10 8 MAR 2020



**PAPER RITINGS "A"
&
THE RELATIVE NOTARIAL
CERTIFICATE**



S. N. CHATTERJEE
Advocate & Notary
Sealdah Court Complex
Kolkata - 700 015
Regd. No. - 4/83

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S. N. Chatterjee

**NOTARY PUBLIC
GOVT. OF WEST BENGAL
REGISTRATION NO. 4/83
CIVIL COURT AT SEALDAH, 3rd FLOOR
KOLKATA-14**

Residential address :-

**34/2A/5, POTTERY ROAD, KOLKATA - 700 015
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