

# Debasish Chakraborty Notary

(Appointed by Govt. of India)

Serial No. .... Dated .....

02 JUN 2023



Chamber  
Sushil Smaran, Opposite Employment  
Exchange, Haren Mukherjee Road,  
Ward No. 12, Hakimpara, Siliguri  
Mobile : 9933157415  
9641760838, 7679883606

## NOTARIAL CERTIFICATE

(Pursuant to section 8 of the Notaries Act. 1952)

To ALL TO WHOM THESE PRESENT shall come, I, **Sri Debasish Chakraborty**, duly authorised by the Government of India to practice as a Notary do hereby verify, authenticate, certify, attest as under the execution of the instrument annexed hereto collectively marked 'A' on its being executed, admitted and identified by the respective signatories and also by Sri / Smt. R. Chakraborty Advocate, as to the matters contained therein, presented before me.

Accordingly to that this is to certify authenticate and attest that the annexed Instrument 'A' as is the

**PRIMA FACIE** the annexed instrument 'A' appears to be usual procedure to save and avail as needs or occasion shall or may required for the same .

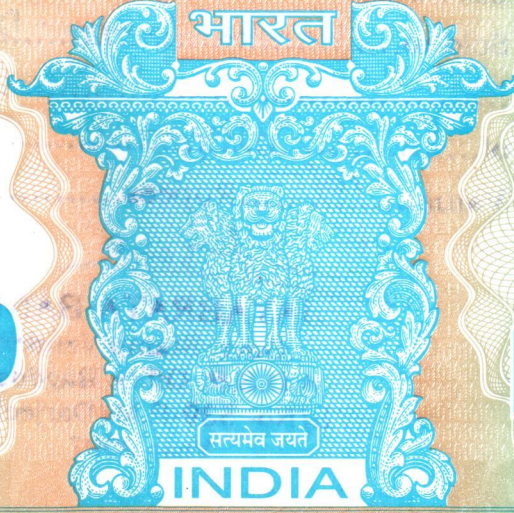
In faith and testimony where of being required of a Notary, I, the said Notary do hereby subscribe my hand and affix my seal of office at Siliguri on this the 02nd day of June in the of year 2023.



02 JUN 2023  
**Debasish Chakraborty**  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd. No. 13792  
The executants is/are identified by me  
Cy  
Advocate

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

74AB 858780

KANCHANJUNGA DEVELOPERS

Pankaj Agarwal PARTNER.

TO WHOMSOEVER IT MAY CONCERN

I, SRI PANKAJ AGARWAL, son of LATE KADERNATH AGARWAL, aged about 47 years, resident of Udham Singh Sarani, Ashrampara, P.O. & P.S. Siliguri-734001, Dist. Darjeeling in the State West Bengal duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

02 JUN 2023

*Debasis Chakraborty*  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd. No. 13792

N. J. Stamp

SL. No..... 457 Date..... 12/12/22

Sold to..... Kanchenjunga Development

.....  
of..... Siliguri.....

Value..... 10/- Rupees.....



**JAYABRATA BANK**

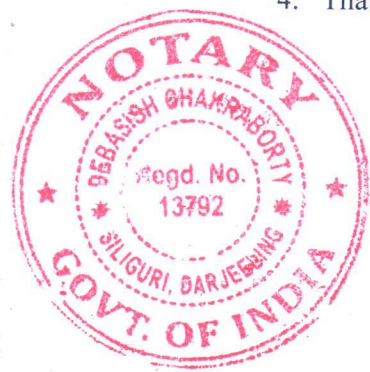
Govt. Stamp Vender

A.D.S.R. Office Bagdogra

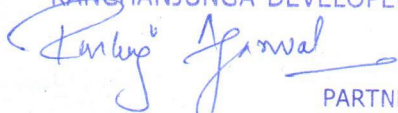
L/No- 539-R.M/Darjeeling

Year 2007

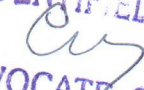
1. That the Agreement for sale /Builder buyer agreement of our Project "THE 98" is in accordance to Annexure-A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.
2. That none of the terms and conditions of the Agreement for sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021.
3. That if any provision in Agreement For Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & 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.




Deponent  
For KANCHANJUNGA DEVELOPERS

KANCHANJUNGA DEVELOPERS  
  
PARTNER

SRI PANKAJ AGARWAL  
(Authorized Signatory)

IDENTIFIED BY ME  
  
ADVOCATE, SILIGURI

  
Debasish Chakraborty  
Notary Govt. of India  
Siliguri, Darjeeling  
Regd. No. 13792

02 JUN 2023