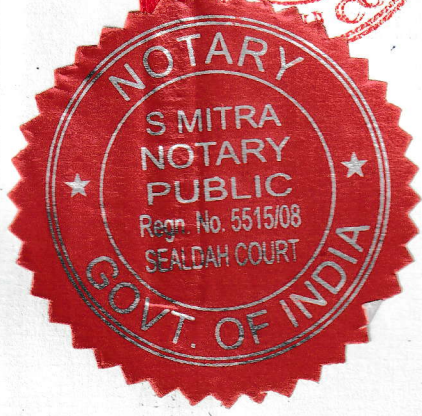




Notarial Certificate

TO ALL MEN THESE PRESENTS SHALL Come, I SARBANI MITRA appointed by the Government of India as a NOTARY being authorised to practice as such in the District of KOLKATA in the State of West Bengal within union of India do hereby verify, authenticate, certify, attest as under the execution of the instrument, do hereby declare that the paper writing collectively Market 'A' annexed hereto hereinafter called the paper WRITINGS "A" are presented before me by the Executants(S).

Mr. Ranjit Banerjee of
5/2/6/1, Mall Rd, P.O. Mall Rd, P.S. Dum Dum
KOL-700080 partner of Jupiter



herein after referred to as the executants (s) on this 24th days of Aug 23 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 being satisfied as to the identity of the Executant (s) and the said execution of the "PAPER WRITING A" and satisfy 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.

Notarial Stamp on original



IN FAITH AND TESTIMONY WHEREOF I, the said NOTARY PUBLIC, have hereunto set and subscribed my hand and affix my Notarial seal of Office at Sealdah Court at Sealdah in the Dist. at Kolkata on this 24th day of Aug 23 Two thousand

Sarbani Mitra
SARBANI MITRA

NOTARY
Govt. of India
Regn. 5515/08

Sm
SARBANI MITRA
NOTARY Regd. No. -5515/08



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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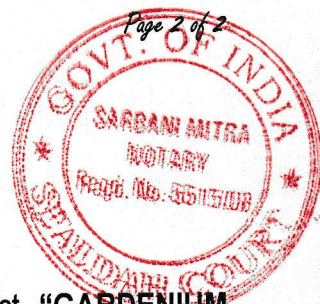


AGREEMENT FOR SALE DECLARATION
TO WHOM SO EVER IT MAY CONCERN

I, **MR. RANJIT BANNERJEE**, (PAN - ADXPB3534G) son of Late Mrigendra Chandra Bannerjee, age about 62 Years, by faith - Hindu, by Nationality - Indian, By Occupation - Business, residing at 5/2/6/1, Mall Road, P.O – Mall Road, P.S. – Dum Dum, Kolkata – 700080, partner of the promoter “**JUPITER**” of the proposed project “**GARDENIUM (PHASE II)**” situated at Mouza – Matiagacha, J.L. No. – 187, Touzi No. – 146, Pargana Anowarpur, Kirtipur – II Gram Panchayat, P.S. – Rajarhat, Dist. – North 24 Parganas, Kolkata – 700135, do hereby solemnly declare, undertake and state as under:

SARBANI MITRA
NOTARY Regd. No.-5515/08
Govt. of India
SEALDAH COURT

12-4 AUG 2023



1. That the Agreement for sale/Builder buyer agreement of our Project "GARDENIUM (PHASE II)" 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.

JUPITER

Rajit Ganguly
Partner

Deponent

Identified by me

Advocate
Advocate

Sarbani Mitra
SARBANI MITRA
NOTARY Regd. No.-5515/08
Govt. of India
SEALDAH COURT

Signature of Executant
Attested on Identification by
Ld Advocate... *B Bose* ...
at Sealdah Court

24 AUG 2023



24 AUG 2023

THE

DAY OF

2

PAPER WRITINGS 'A'

&

THE RELATED

NOTARIAL CERTIFICATE



SARBANI MITRA
NOTARY Regd. No. 5515/08
Govt. of India
SEALDAH COURT

SARBANI MITRA
B.Com., LLB, Advocate

24 AUG 2023

&

NOTARY

Govt. of India

Registration No. 5515 / 08

SEALDAH COURT
ROOM NO. - 202

RESIDENCE & CHAMBER :

21/2, DR. NAGEN GHOSH LANE
DHAKURIA, KOLKATA - 700 031

Phone : 87773 03277