

# 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 Bamejra of  
5/2/6/1, Mall Rd, P.O. Mall Rd, P.S. Dan Dum,  
KOL-700080, partner of Jupiter.

herein after referred to as the executants (s) on  
this 24<sup>th</sup> days of Aug  
Two thousand 23

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

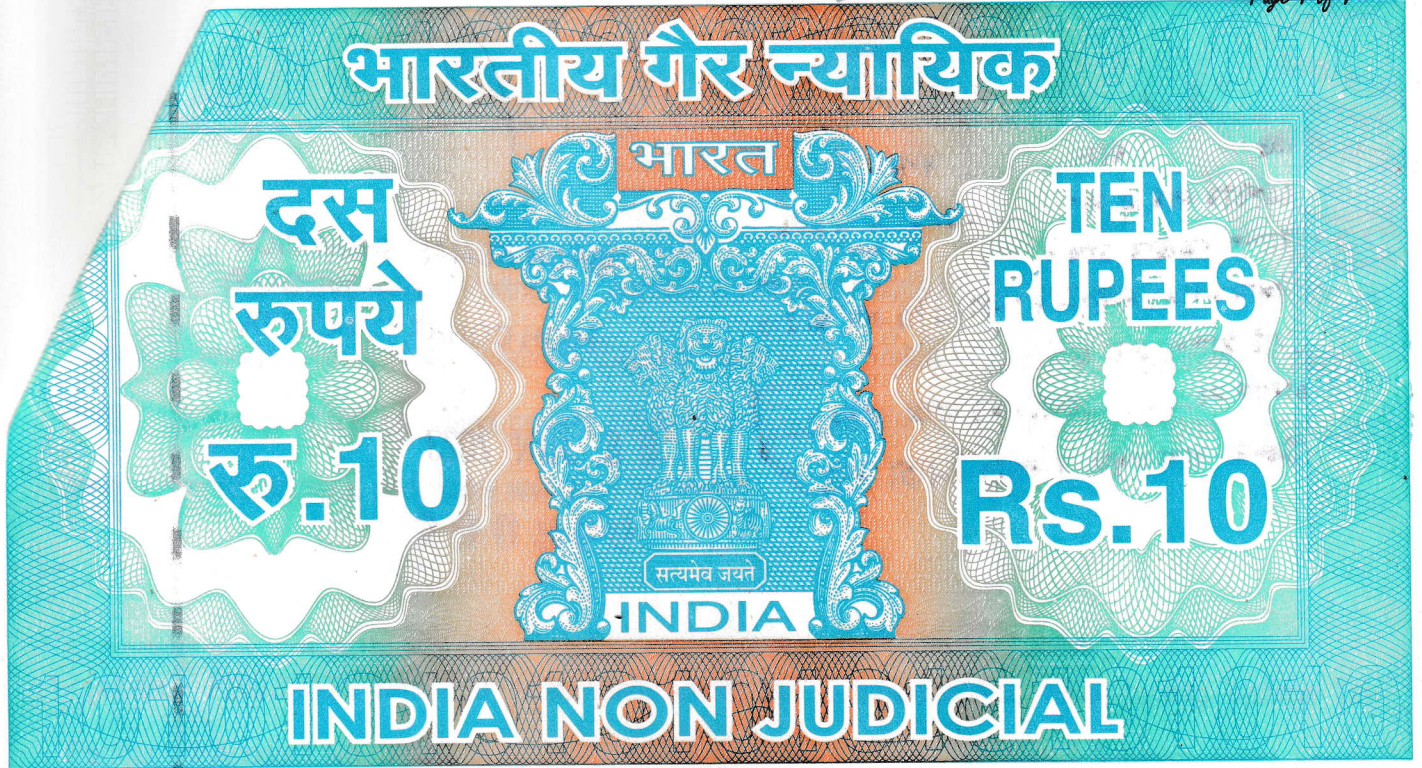


IN FAITH AND TESTIMONY WHEREOF I, the said NOTARY PUBLIC, have hereunto set and subscribed my hand and affix my Notarial seal of Office at Sealdah Court at Sealdah in the Dist. at Kolkata on this 24<sup>th</sup> day of Aug Two thousand 23

*Sarbani Mitra*  
SARBANI MITRA

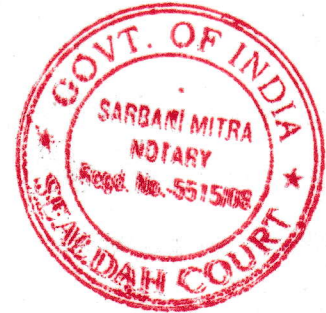
NOTARY  
Govt. of India  
Regn. 5515/08

*Sarbani Mitra*  
SARBANI MITRA  
NOTARY Regd. No.-5515/08



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

83AB 367925



FORM 'B'  
[See rule 3(4)]

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. 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, District – North 24 Parganas, Kolkata – 700135, duly authorized by the promoter of the proposed project,

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

vide his authorization dated **24/08/2023**

**24 AUG 2023**



I, Mr. Ranjit Bannerjee, Partner of **Jupiter (PAN-AACFJ4060F)** (having theregistered office at 238/126/3, Jessore Road, Near Belgharia Express Way, P.O. - Rajbari Colony, P.S. - Airport, Kolkata - 700081), promoter of the proposed project / duly authorized by the promoter of the proposedproject do hereby solemnly declare, undertake and state as under:

1. (a) **GLF PROJECTS LIMITED**, a company under the Companies Act, 1956, having Income Tax Permanent Account No. (PAN) "AACCG9874H", having its Office at 23A, Netaji Subhash Road, Fourth Floor, Room No. 7A, Post Office – Kolkata GPO, Police Station – Hare Street, Kolkata – 700 001, represented by its Director MR. ROSHAN LAL SINGHAL, son of Late Chander Bhan Singhal, having Income Tax Permanent Account No. (PAN) "ALCPS8734J", Aadhar No. 3630-9920-1941, by faith – Hindu, by occupation – Business, residing at 23A, Netaji Subhash Road, Fourth Floor, Room No. 7A, Post Office – Kolkata GPO, Police Station – Hare Street, Kolkata – 700 001, Indian Citizen, (b) **NICKY COMMERCIAL PRIVATE LIMITED**, a company under the Companies Act, 1956, having Income Tax Permanent Account No. (PAN) "AAACN8443M", having its Office at 23A, Netaji Subhash Road, Fourth Floor, Room No. 7A, Post Office – Kolkata GPO, Police Station – Hare Street, Kolkata – 700 001, represented by its Director MR. ROSHAN LAL SINGHAL, son of Late Chander Bhan Singhal, having Income Tax Permanent Account No. (PAN) "ALCPS8734J", Aadhar No. 3630-9920-1941, by faith – Hindu, by occupation – Business, residing at 23A, Netaji Subhash Road, Fourth Floor, Room No. 7A, Post Office – Kolkata GPO, Police Station – Hare Street, Kolkata – 700 001, Indian Citizen, (c) **NITU DEVELOPERS PRIVATE LIMITED**, a company under the Companies Act, 1956, having Income Tax Permanent Account No. (PAN) "AAECN1633P", having its Office at Lauhati, Post Office – Lauhati, Police Station – Rajarhat, Kolkata – 700 135, represented by its Director JAMAL UDDIN MOLLA son of Mojambari Molla, having Income Tax Permanent Account No. (PAN) "AIYPM1138K", Aadhar No. 4262-4133-2212, by faith – Muslim, by occupation – Business, residing at Village and Post Office – Lauhati, Police Station – Rajarhat, Kolkata – 700 135, Indian Citizen, (d) **JAMAL UDDIN MOLLA** son of Mojambari Molla, having Income Tax Permanent Account No. (PAN) "AIYPM1138K", Aadhar No. 4262-4133-2212, by faith – Muslim, by occupation – Business, residing at Village and Post Office – Lauhati, Police Station – Rajarhat, Kolkata – 700135, has a legal title to the land on which the development of the project is proposed is to be carried out a legally valid authentication of title of such land along with an

authenticated copy of the agreement between such owners 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 us/promoter is 5 (Five) years from the date hereof. *i.e 31/12/2028*.
4. That seventy percent of the amounts realised by us/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 schedule 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.
7. That, 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.
8. That, promoter shall take all the pending approvals on time from the competent authorities.
9. That, promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

  
**SARBANI MITRA**  
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**24 AUG 2023**



J. That, 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.

**For JUPITER**

*Ranjit Ganguly*  
**Partner**

Deponent

Verification

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 Kolkata on this 24<sup>th</sup> day of August, 2023.

**For JUPITER**

*Ranjit Ganguly*  
**Partner**

Deponent

Identified by me

*B. Basu*  
Advocate

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

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

**24 AUG 2023**



24 AUG 2023

THE DAY OF 20

**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

&

**NOTARY**  
Govt. of India

24 AUG 2023

Registration No. 5515 / 08

**SEALDAH COURT**  
**ROOM NO. - 202**

**RESIDENCE & CHAMBER :**

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

Phone : 87773 03277