

Sl. No. 1123/2023 Date

NOTARIAL CERTIFICATE



To ALL TO WHOM THESE PRESENTS COME I, BIPLAB SARDAR, Advocate, duly appointed as a NOTARY by the West Bengal Government and practising within the City of Kolkata, of the State of West Bengal within the Union of India, do hereby declare and certify and attest that the Paper Writings Collectively marked 'A' annexed hereto, hereinafter called the "Paper Writings A" are presented before me by the executant (S).

"AFFIDAVIT CUM DECLARATION"

Roshan Burman s/o Anu Burman
at - 30 New Road, P.O. - Alipore
P.O. - Alipore Kal - 700027

hereafter referred to as the "executant (S)" on this the 13th day of Dec two thousand Twenty Three

executant (S)" having admitted the execution of the "Paper Writings A" in respective presence of the witness (es), who as such, subscribe (S) Signature (S) and being satisfied as to the identity of the executant (S), and the said execution, authenticated, verified and attested the execution of the Paper Writings A" and that the said execution is in the respective hand (S) of the executant (S).

IN 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.

IN FAITH AND TESTIMONY WHEREOF I,
The said Notary, have hereunto set and sub scribed my hand and affixed my Notarial seal on this the 13th day of Dec of 2023



Notarial Stamp

BIPLAB SARDAR
NOTARY
GOVT. OF W.B.
Regd. No. 06/2016

Residence & Chamber :
VIII & P.O.- Dhallrati, Via- Taldi,
P.S. & Sub-Division- Canning,
District- South 24 Parganas.
PIN- 743376.
E-mail : biplab.sardar1974@gmail.com
What's App No.- 7318667667.
Mobile No.- 9732723770.

13 DEC 2023

Sl No. ~~A/83/2023~~ Date 13 DEC 2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

92AB 054601



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

DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of Mr. ROSHAN BURMAN promoter of the proposed project named "CAPRICORN LORDS"

I, Mr. ROSHAN BURMAN promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed OR have/has a legal title to the land on which the development of the proposed project is to be carried out and 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 25th December, 2024
4. That seventy per cent of the amounts realised 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.



CAPRICORN HIGHRISE PVT. LTD.


DIRECTOR

13 DEC 2023

13 DEC 2023

16530

No..... ₹10/- Date.....

Name: Capricorn Highrise Pvt. Ltd.

Address: 73, Moore Avenue, K01-40

Vendor:

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, K01-27

on 13.12.23



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 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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. 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.

Deponent

Verification

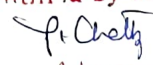
I, **ROSHAN BURMAN (PAN : AZLPB3537D)** son of Sri. Anu. Burman , residing at 30, New Road, Post Office : Alipore, Police Station : Alipore, Kolkata – 700 027, do solemnly affirm and confirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom. Verified by me at 13th Day of December, 2023.

CAPRICORN HIGHRISE PVT. LTD.


Deponent
DIRECTOR


Verified by me at 13th Day of December, 2023.

Identified by me


Advocate



Solemnly Affirmed & Declared
before me on Identification


BIPLAB SARDAR
NOTARY
Regd. No - 06/2016
Govt. of West Bengal

13 DEC 2023

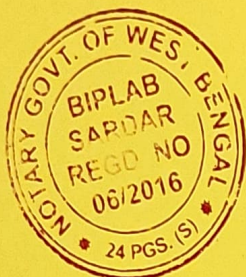


13 DEC 2023

THE.....DAY OF.....20.....

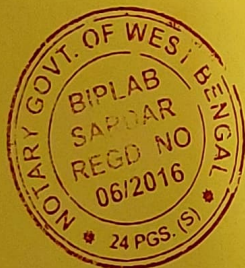
**Paper Writings 'A'
&
The Relative
Notarial Certificate**

13 DEC 2023



BIPLAB SARDAR
Advocate

13 DEC 2023



NOTARY
GOVT. OF W.B.
Regd. No. - 06/2016

13 DEC 2023

ADDRESSES

Resi. & Chamber :

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