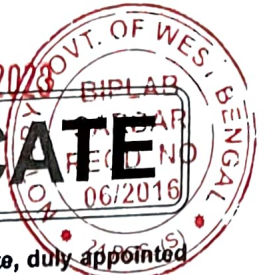


Sl. No. 122/2022 Date 13 DEC 2023



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).

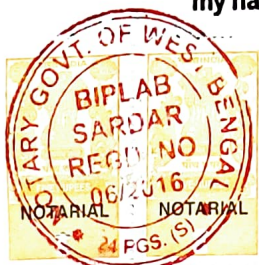
"Affidavit Cum Declaration"
Rashan Berman s/o Ann Berman
at-30, New Road, P.O.- Alipore, P.S.-
Alipore, Kal-700027

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 the 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 at 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.

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
Dec of 2023

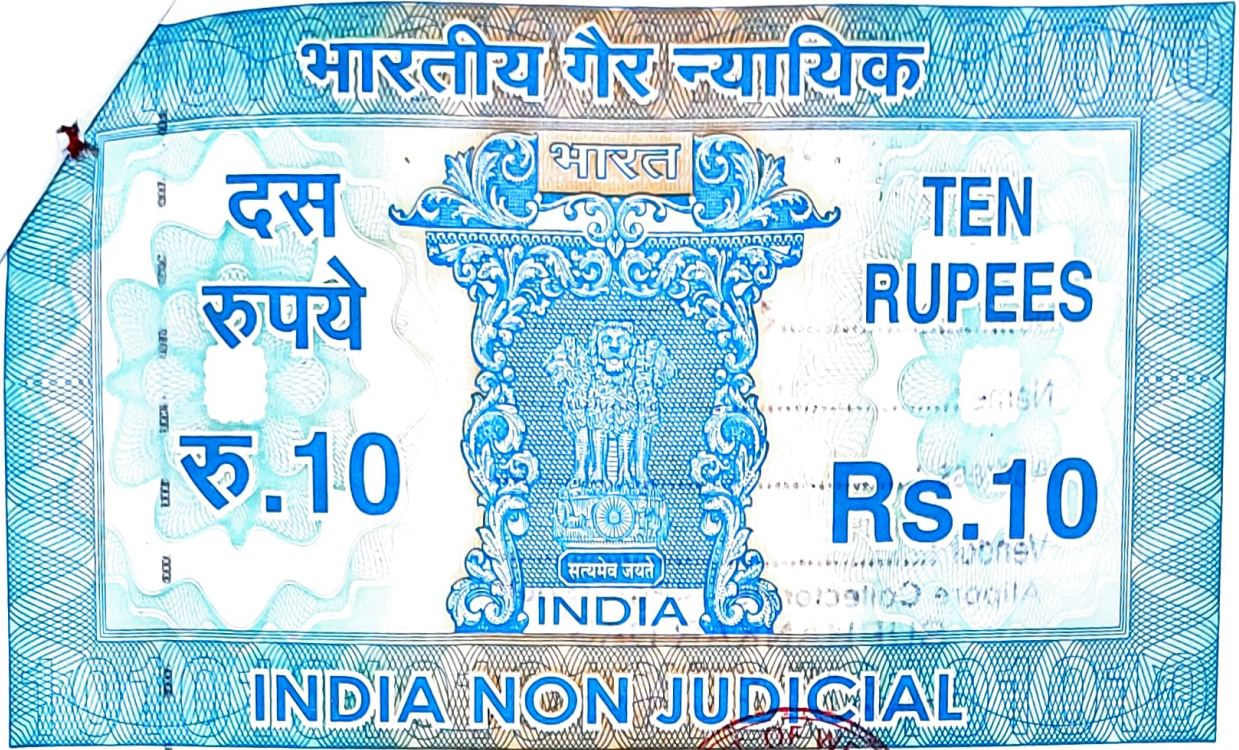


BIPLAB SARDAR
NOTARY
GOVT. OF W.B.
Regd. No. 06/2016

Notarial Stamp

Residence & Chamber :
VIII & P.O.- Dhairbati, 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



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 92AB 054300



AFFIDAVIT CUM DECLARATION

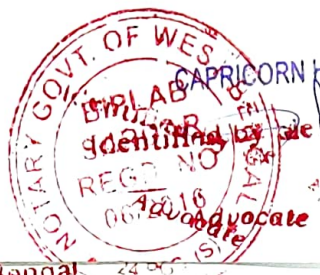
(Order No 309-RERA, Dated 15.03.2023)

I, **ROSHAN BURMAN** (PAN : AZLPB3537D) son of Sri. Anu Burman aged about 41 Years old , Residing at 30, New Road, Post Office : Alipore, Police Station : Alipore, Kolkata - 700 027, Director of **CAPRICORN HIGHRISE PVT. LTD** (PAN : AACCC7250R), (**PURCHASER / PROMOTER**) duly Authorized by the promoters of the Proposed Project do hereby solemnly declare, undertake and state as under:

- 1) That the Agreement for sale /Builder buyer agreement of our Project " **CAPRICORN LORDS** " is in accordance to annexure-A of the West Bengal Real Estate (Regulation and 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 and Development) Act, 2016 & the West Bengal Real Estate (Regulation and Development) Rules, 2021.

Cont 02 Pages

13 DEC 2023



CAPRICORN HIGHRISE PVT. LTD:

DIRECTOR

16531

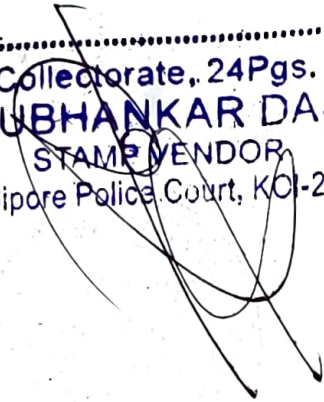
73 DEC 2023

3) The
(Res)
(Res)

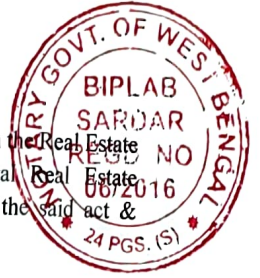
No..... ₹10/- Date.....
Name : Capricorn Highrise Pvt. Ltd.
Address : 73, Moore Avenue, K01-40.

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, K01-27



:: 02 ::



3) That if any Provision in agreement for sale is in contravention with the Real Estate (Regulation and Development) Act, 2016 & the West Bengal Real Estate (Regulation and 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 Capricorn Highrise Private. Limited

CAPRICORN HIGHRISE PVT. LTD.


DIRECTOR

(Authorized Signatory)
ROSHAN BURMAN
(Director)

VERIFICATION

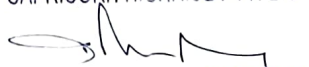
The content of my above Affidavit cum Declaration is true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on this 15th Day of December, 2023.

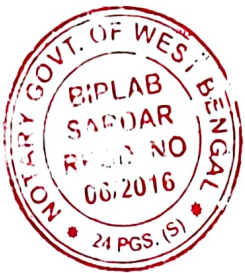
Identified by me :

Deponent
For Capricorn Highrise Private. Limited

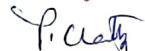
CAPRICORN HIGHRISE PVT. LTD.


DIRECTOR


(Authorized Signatory)
ROSHAN BURMAN
(Director)



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

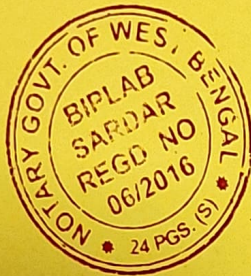


13 DEC 2023

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

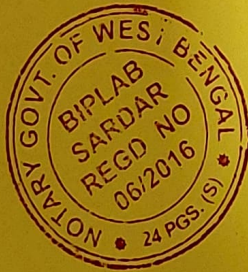
**Paper Writings 'A'
&
The Relative
Notarial Certificate**

13 DEC 2023



BIPLAB SARDAR
Advocate

13 DEC 2023



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

13 DEC 2023

A D D R E S S E S

Resi. & Chamber :

**Vill & P.O.- Dhalirbati, Via- Taldi,
P.S. & Sub-Division - Canning,
District- South 24 Parganas
PIN- 743376.**

Mobile : 9732723770

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