

# 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  
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 24th day of Aug Two thousand 23

*Sarbani Mitra*  
SARBANI MITRA

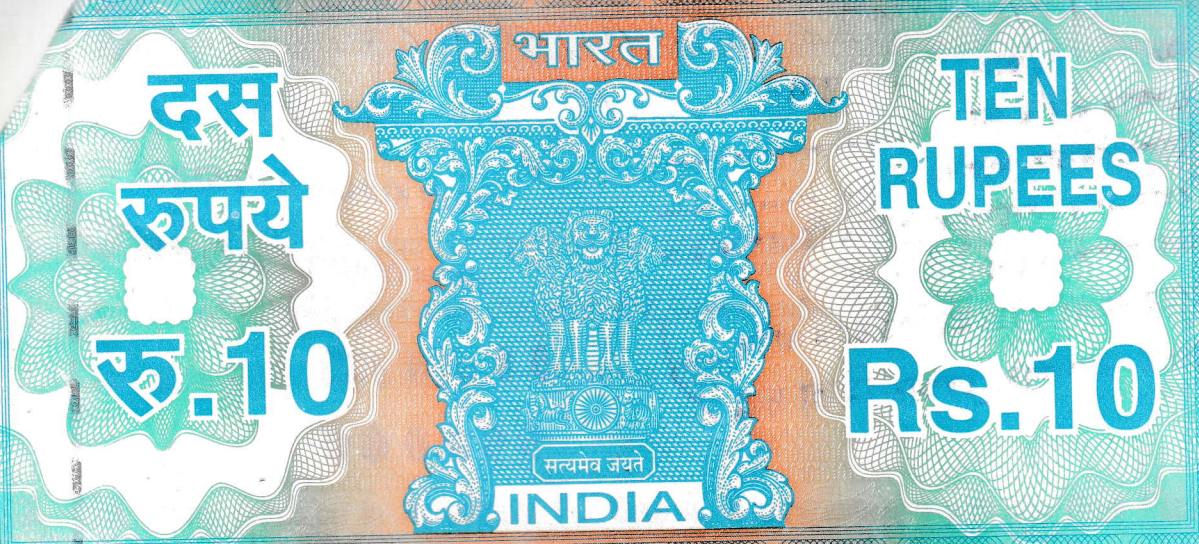
*hm*

NOTARY  
Govt. of India  
Regn. 5515/08

SARBANI MITRA  
NOTARY Regd. No. 5515/08

SEALDAH COURT

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



**AGREEMENT FOR SALE DECLARATION  
TO WHOMSOEVER 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 Promoters of both Partnership firm i.e. **1. JUPITER 2. JUPITER DEVELOPERS** of the proposed project “**GARDENIUM (PHASE I)**” 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**

SEAL  
GOVERNMENT OF INDIA  
NOTARY PUBLIC  
SALDAH COURT

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

Ranjit Ghose  
Partner

JUPITER DEVELOPERS

Ranjit Ghose  
Partner

Deponent

Identified by me

Advocate

SBARBANI MITRA  
NOTARY Regd. No.-5515/08  
Govt. of India  
SALDAH COURT

Signature of Executant  
Attested on Identification by  
Ld. Advocate... B. Bosek  
at Saldah Court

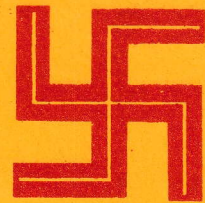


12.4 AUG 2023

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

**&**

12.4 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