

MY SEAL
'A'

SL. No. 04 OF 20/9/2023



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).

Ranjit Banerjee
→ Add → 5/2/6/1. Hall Rd - P.O - Hall Rd P.S.
Dum Dum Not - 700080



herein after referred to as the executants (s) on this 20th days of Sep 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 20th day of Sep 23 Two thousand

Sarbani Mitra
SARBANI MITRA

NOTARY
Govt. of India
Regn. 5515/08
SEALDAH COURT
Mob. No. : 87773 03277

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

20 SEP 2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



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 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, duly authorized by both the promoter of the proposed project, vide his authorization dated **20/09/2023**

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I, Ranjit Bannerjee, Partner of (Jupiter (PAN - AACFJ4060F) & Jupiter Developers (PAN - AAGFJ4322E) having theregistered office of both partnership firm at 238/126/3, Jessore Road, Near Belgharia Express Way, P.O.- Rajbari Colony, P.S.- Airport, Kolkata- 700081), promoters of the proposed project / duly authorized by the promoter of the proposedproject do hereby solemnly declare, undertake and state as under:

1. The Promoter (a) **M/S. JUPITER DEVELOPERS**, a partnership firm, having Income Tax Permanent Account No. (PAN) "AAGFJ4322E", & (b) **M/S. JUPITER**, a partnership firm, having Income Tax Permanent Account No. (PAN) "AACFJ4060F", having its Office of both partnership firm at 238/126/3, Jessore Road, P.O. - Rajbari Colony, Police Station - Airport, Kolkata - 700 081, in the District of North-24-Parganas, represented by its Partner MR. RANJIT BANERJEE son of Late Mrigendra Chandra Banerjee, having Income Tax Permanent Account No. (PAN) "ADXPB3534G", by faith - Hindu, by occupation - Business, residing at 5/2/6/1, Mall Road, Post Office - Mall Road, Police Station - Dum Dum, Kolkata - 700 080, in the District of North-24-Parganas, Indian Citizen, both has a legal title to the one part of the land (i.e. 257.78 Decimal out of 411.48 Decimal; comprised in R.S. & L.R. Dag No. 5106, 5128, 5129, 5130, 5131, 5132, 5136, 5137, 5138, 5139, 5140, 5141, 5142, 5143, 5144, 5145, 5146, 5168, 5173, 5174, under L.R. Khatian No. 1790, 3980, 4011, 4010 vide Conveyance Deed 17.04.2017 registered at the Office of the Addl. Registrar of Assurances - IV, Kolkata copied in Book No. I, Volume No. 1904-2017, Pages 118896 to 118984 Being No. 190403363 for the year 2017) on which the develoment of the project is proposed.

AND (c) 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", 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, (d) **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 ChanderBhan Singhal, having Income Tax Permanent Account No. (PAN) "ALCPS8734J", by faith - Hindu, by occupation -

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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, (e) **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", by faith – Muslim, by occupation – Business, residing at Village and Post Office – Lauhati, Police Station – Rajarhat, Kolkata – 700135, Indian Citizen, (f) **JAMAL UDDIN MOLLA** son of MojambariMolla, having Income Tax Permanent Account No. (PAN) "AIYPM1138K", by faith – Muslim, by occupation – Business, residing at Village and Post Office – Lauhati, Police Station – Rajarhat, Kolkata – 700 135, Indian Citizenhas a legal title to the another part of the land (i.e. 381.735 Decimals, comprised in R.S. & L.R. Dag No. 5106, 5107, 5115, 5116, 5117, 5118, 5119, 5120, 5121, 5122, 5123, 5124, 5125, 5126, 5127, 5128, 5132, 5133, 5134, 5135, 5136, 5137, 5139, 5140, 5141, 5174, 5175, 5175/5229, 5180, under L.R. Khatian No. 4688,3980, 4606, 4595,808, at Mouza – Matiagachha, Police Station – Rajarhat, J.L. No. 187, R.S. No. 154, Touzi No. – 146 at present Touzi no 12, Pargana Anowarpur, within the local limit of Kirtipur – II Gram Panchayet, in the District of North 24-Parganas, registered at the office of the Addl. Registrar of Assurances - IV, Kolkata, copied in Book No. I, Volume No. 1904-2021, Pages 81462 to 81598, Being No. 190401364 for the year 2021) on which the develoment 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 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.
- 10. 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 DEVELOPERS AND For JUPITER

Ranjit Singh
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 20th day of September, 2023.

For JUPITER DEVELOPERS AND For JUPITER

Ranjit Singh
Partner

Deponent

Identified by me

[Signature]
Advocate

[Signature]

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

Signature of Executant
Attested on Identification by
Advocate. *Mr. Samant*
at Sealdah Court

20 SEP 2023



20 SEP 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

20 SEP 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