

**Rekha Tewari**  
B.A., L.L.B.

Professional Address :  
**2&3, Bankshall Street,**  
**Kolkata - 700 001**

**Advocate & Notary Public**  
Govt. of India

Mobile : **9748234830**

Sl. No. .... 31 ..... / 20 23

## NOTARIAL CERTIFICATE

(Persuant to Section 8 of the Notaries Act, 1952)

TO ALL TO WHOM THESE PRESENTS Shall come, I, Rekha Tewari duly authorised by the Central Government to practise as a NOTARY do hereby verify, authenticate, certify, attest, as under the execution of the instrument annexed hereto collectively marked "A" on its being executed, admitted and identified by the respective signatories as to the matters contained therein, presented before me.

According to that this is to certify, authenticate and attest that the annexed instrument 'A' is the.

Original ..... Declaration .....

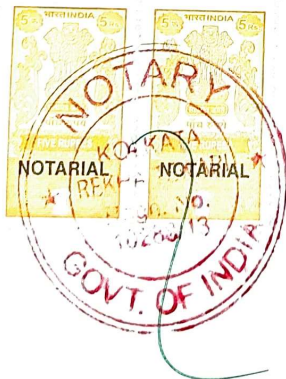
Executed by Mr. Santosh Shaw .....

and others as per the same.

PRIMA FACIE the annexed instrument "A" apperas to be in the USUAL procedure to serve and avail as needs or occasions shall or may require for the same.

IN FAITH AND TESTIMONY WHERE OF being required of a NOTARY I, the said notary do hereby subscribe my hand and affix me seal of office at Chandernagore on this

the 29 APR 2023 day of ..... in  
the year of Christ 20 29 APR 2023



*Rekha Tewari*  
**Rekha Tewari**  
NOTARY PUBLIC  
Regn. No.: 10288/13  
Govt. of India  
CMM'S Court  
Kolkata - 700001





INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



FORM 'B'  
[See rule 3(4)]  
DECLARATION CUM AFFIDAVIT

Affidavit cum Declaration of **Mr.Santosh Shaw** promoter of the proposed project named " **OM KALPANA VILLA** "

I, **Mr.Santosh Shaw** 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 25<sup>th</sup> February, 2025
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.

*[Handwritten signature]*

*[Handwritten signature]*  
**REKHA TEWARI**  
NOTARY  
Regn. No.-10288/13  
C.M.'s Court  
Kolkata - 700 00

29 APR 2023





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.

*[Handwritten Signature]*

Deponent

Verification

SRI. SANTOSH SHAW, ( PAN BMEPS3928Q )( Aadhaar No.956711808125 ) son of Sri. Lakhn Lal Shaw, residing at 14, Swinhoe Lane, Police Station – Kasba, Post Office – Kasba, Kolkata – 700 042, 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 there from. Verified by me at Day of April, 2023.

*[Handwritten Signature]*

Deponent

Verified by me at 29<sup>th</sup> Day of April, 2023.



SOLEMNLY AFFIRMED AND DECLARED BEFORE ME ON IDENTIFICATION

*[Handwritten Signature]*  
 REKHA TEWARI  
 NOTARY

29 APR 2023

REKHA TEWARI  
 NOTARY  
 Regn. No.-10288/13  
 C.M.M.'s Court  
 Kolkata - 700 042.



# NOTARIAL CERTIFICATE

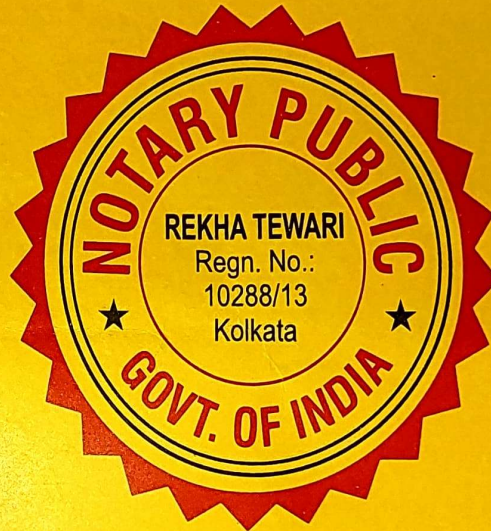
## INSTRUMENT "A"

dated 29 APR 2023 day of \_\_\_\_\_ 20

with

## NOTARIAL CERTIFICATE

dated \_\_\_\_\_ day of 29 APR 2023 20



Mobile : 09748234830

## Rekha Tewari

NOTARY PUBLIC

Govt. of India

CMM'S COURT  
2, Bankshall Street,  
Kolkata - 700 001