

# NOTARIAL CERTIFICATE



To all men these presents shall come. I, Radha Raman Das practicing as a Notary in Barrackpore Sub-Division, District North 24 Parganas of the State of West Bengal within the Union of India do hereby declare that the paper writings collectively marked "A" annexed here to hereinafter called the paper writings "A" are presented before me by the

M/s Artisan  
Co. and Co.  
Pankaj Narayan Saha  
Saha

11 APR 2019

Hereinafter referred to as the Executant (s) on this the \_\_\_\_\_ day of \_\_\_\_\_

The executant (s) having admitted the execution of the Paper Writings "A" in respective hand (s) in presence of the witness (es) who as such, subscribe (s) signature (s) thereon and being satisfied as to the identity of the executant (s) and the said execution. I have authenticated, verified and attested the execution of the Paper Writings "A" and testify that the said execution is the respective (s) the executant (s).

An act where of 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 & subscribe my hand and affixed my Notarial Seal of the Office at Barrackpore Court compound in the District : North 24 Parganas

on the 11 APR 2019 day of \_\_\_\_\_

Radha Raman Das

**RADHA RAMAN DAS**  
NOTARY

Govt. of West Bengal (INDIA)  
Barrackpore Sub-Division  
District of North 24 Parganas

**RADHA RAMAN DAS**  
NOTARY (GOVT. OF W.B.)  
BARRACKPORE

Notarial stamp on original



11.4.19



भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

29AB 244722

BEFORE THE NOTARY AT BARRACKPORE  
DIST. NORTH 24 PARGANAS

FORM 'A'

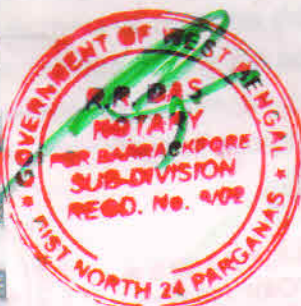
[See rule 3(2) of West Bengal Housing Industry Regulation Rules, 2018]



AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of M/s. **ARTISAN** (herein after referred to as 'the Partnership Firm') Promoter of the on-going project named "**ARTISAN RESIDENCY**" lying and situated at Mouza – Udayrajpur, under J. L. No 43, Re-su No. 06, Touzi No 146, L. R. Khatian No. 1981,10656, 1982, 5633, 10876, 5635 in L.R. Dag No. 955, L. R. Khatian No. 10663, 10716, 10729, 11023 in L. R. Dag No. 956, L.R. Khatian No. 4693, 10579, 10886 in L. R. Dag No. 987, L. R. Khatian No. 2000, 10593, in L.R. Dag No. 988 and L. R. Khatian No. 10600 in L.R. Dag No. 987 & 988 amalgamated Municipal Holding No. 155, within the local limit of the Madhyamgram Municipality, under the Ward No. 22, P.O. Udayrajpur, P.S. Madhyamgram, Kolkata 700129, in the District of North 24 parganas, West Bengal, INDIA,

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RADHA RAMAN DAS  
NOTARY (GOVT OF WB)  
BARRACKPORE  
NORTH 24 PARGANAS  
REGD NO -09/02

11 APR 2019

For *Artisan*  
*Tanmay Narayan Das*  
Partner

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ARTISAN, a Registered Partnership Firm under Indian Partnership Act, 1932 (Act 1932) having the Registration No. L82618. (represented by its one of the Partners, Mr. Pankaj Narayan Datta), promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

2. That the Firm has a legal title to the land on which the development of the on-going project is carried out by virtue of a Joint Development Agreement with (1) Sri Asish Mukherjee, (2) Sri Kamal Chatterjee, (3) Smt Lekha Ghosh, (4) Sri Shib Sankar Ghosh, (5) Smt Nilima Sah Roy, (6) Sri Sachindra Nath Sarkar, (7) Smt Bela Samaddar, (8) Smt Tapati Sarkar, (9) Sri Chittaranjan Sarkar, (10) Sri Prafulla Sarkar, (11) Smt Kusum Sarkar, (12) Smt Falguni Sarkar, (13) Sri Mihir Mukherjee & (14) Smt Maya Rani Mukherjee;

AND

All legally valid authentications of title of such land along with an authenticated copy of the Agreement or the Agreements between such owners and the Partnership Firm for development of the real estate project are enclosed herewith.

3. That the said land is free from all encumbrances.
4. That the time period within which the project shall be completed by the Partnership Firm within the date of 6<sup>th</sup> March, 2020 which is 30 (thirty) months from the date of signing the 1<sup>st</sup> Sale Agreement.
5. That seventy per cent of the amounts realised by the Partnership Firm for the real estate project from the allottees (per proforma agreement for sale), 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.
6. 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.
7. 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 the Partnership Firm 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.

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**RADHA RAMAN DAS**  
NOTARY (GOVT OF WB)  
BARRACKPORE  
NORTH 24 PARGANAS  
REGD NO - 09/02 1 APR 2019

For Artisan  
Pankaj Narayan Datta  
Partner

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*[Handwritten signature]*

the Partnership Firm shall take all the pending approvals on time, from the competent authorities.

That the Partnership Firm has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

That the Partnership Firm shall not discriminate against any allottee or allottees at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

I, **Pankaj Narayan Datta**, son of Late Hem Ranjan Datta, by Nationality Indian, by Occupation Business, residing at P-59, L.I.C.Township, Madhyamgram, P.O. & P. S. Madhyamgram, Kolkata 700129 in the District of North 24-Parganas, solemnly affirm that the facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

For, *Artisan*  
*Pankaj Narayan Datta.*

Partner  
**PANKAJ NARAYAN DATTA**  
**PARTNER**



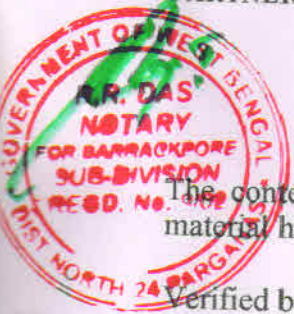
Verification

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 \_\_\_\_\_ day of April, 2019

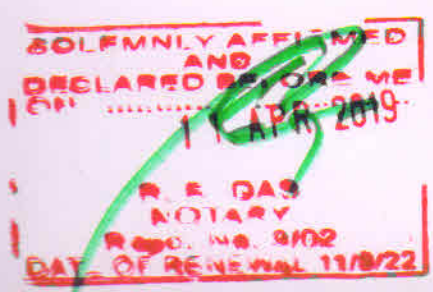
For, *Artisan*  
*Pankaj Narayan Datta.*  
Partner

Partner  
**PANKAJ NARAYAN DATTA**  
**PARTNER**



Solemnly affirmed before me on this \_\_\_\_\_ Day of April, 2019 at Kolkata.

Identified by me  
*[Signature]*  
Advocate.



*[Signature]* (NOTARY)  
**RADHA RAMAN DAS**  
**NOTARY (GOVT OF W B)**  
**BARRACKPORE**  
**NORTH 24 PARGANAS**

11 APR 2019