

**SWAPNA DAS**

B.Com.LL.B Advocate  
&

Notary Public  
Howrah, West Bengal, India  
(Govt. of India)

Place of Profession :

Judges' Court, Howrah.  
Ph. : 2641-2646

Resi & Chamber :

1, Ramanath Bhattacharjee Street,  
P.O.-Belur Math, Howrah-711202  
Ph. : 9331846881 / 8910191452

Ref. No. 12c Date 11 JUN 2019

**NOTARIAL CERTIFICATE**

Pursuant to See of the Notaries Act, 1952 (Act 53 of 1952)

TO ALL TO WHOM THESE PRESENTS shall come. I, Swapna Das duly appointed by the Govt. of India to practise as a NOTARY as such in and throughout Howrah, W.B. within Union of India do hereby authenticate, verify, 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 by the executant(s) who is/are represented and duly identified by his/her their learned Advocate Sri/Smt.

on this.....

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

Affidavit cum Declaration executed by RAJ kumar  
misra

on 11.6.19

Prima facie the annexed instrument 'A' appear to be in the usual procedure to serve and avail as needs or occasion shall or may require for the same.

IN FAITH AND TESTIMONY WHEREOF I the said NOTARY have hereunto subscribe my hand and affixed my seal of office at Howrah on this

the 11th day of June in the year 2019

NOTARIAL STAMP

(SWAPNA DAS)  
NOTARY  
(Govt. of India)

**11 JUN 2019**



SL. NO. 120 DT. 11.6.19



30AB 854075 WEST BENGAL

30AB 854075



**BEFORE THE LD. NOTARY PUBLIC AT HOWRAH**  
**AFFIDAVIT CUM DECLARATION**

I, **Mr. RAJ KUMAR MISHRA** a sole proprietor of the **MATA DI REAL ESTATE**, having its registered office at 24/1, Abhoy Guha Road, P.O Belurmath, P.S Belur, District Howrah promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its his / their authorization dated 10.08.2016.

**SWAPNA DAS**  
 NOTARY GOVT. OF INDIA  
 Reg. No. 13814/18  
 Judges' Court Howrah  
 Pin- 711202

11 JUN 2019

SL. NO. 1274 DATE 11/6/19

VALUE.....RUPEES.....PAISE.....

NAME.....Raj Kumar Mishra

ADDRESS.....Beteer, Howrah

STAMP VENDOR - SOUJYA BANERJEE  
CIVIL COURT, HOWRAH

*[Handwritten signature]*



*[Faint handwritten text]*

I, **Mr. RAJ KUMAR MISHRA** a sole proprietor of the **Mata Di Real Estate**, having its registered office at 24/1, Abhoy Guha Road, P.O Belurmath, P.S Belur, District Howrah promoter of the proposed project / duly authorized by the 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

I Have a legal title to the land on which the development of the project is to be carried out,

AND

A legality 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 said land is free from all encumbrances.

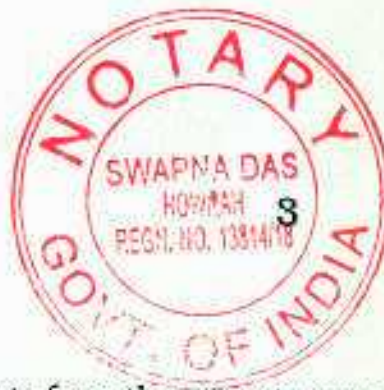
Or

That details of encumbrances of the property measuring about 07 Cottahs 06 Chittaks 18 Sq.ft. of bastu land of holding No. 560/433 and 1054/560, Kailashnagar, Mohalla Kazidanga (olaichanditala) comprised in R.S(sabek) dag No. 1942 and 1944, L.R(Hal)2740 under R.S Khatian No. 467 L.R 5656 at Mouza....., J.L No.9 under the name and style of "**CHANDADA APARTMENT**" including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me / promoter is 18 months.
4. That seventy percent of the amounts realized 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.



11 JUN 2019



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 that I / promoter shall get the accounts audited within 06 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.
7. That I / promoter shall take all the pending approvals on time, from the competent authorities.
8. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. 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.

MATA DI REAL ESTATE  
Raj Kumar Mishra  
Deponent Proprietor

#### VERIFICATION

The contents of my above Affidavit it cum declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at ..... on this ..... day of .....

MATA DI REAL ESTATE  
Raj Kumar Mishra

DEPONENT Proprietor

Known to me and signed in my presence

S. Chandanna  
Advocate

Prepared in my office

S. Chandanna  
Advocate

11.06.2019

11 JUN 2019

Signature Attested  
on Identification of Ld. Advocate  
SWAPNA DAS  
NOTARY GOVT. OF INDIA  
Howrah, West Bengal



**Instrument 'A'**

**Dated.....11 JUN 2019**  
**with**

**NOTARIAL CERTIFICATE**



**SWAPNA DAS**

**B.Com. LLB Advocate**

**&**

**Notary Public**

**Howrah, West Bengal, India**

**(Govt. of India)**

