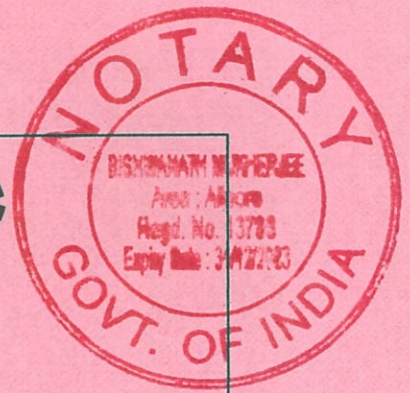


# NOTARIAL CERTIFICATE

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

SL.NO.....1886...../20..21...



10 MAY 2021

**TO ALL MEN THESE PRESENTS SHALL COME, I, BISWANATH MUKHERJEE** duly appointed and authorized by the Govt. of India to practice as a Notary throughout the District of **ALIPORE** in the State of West Bengal 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, authentic and attest that the annexed instrument "A" is the.

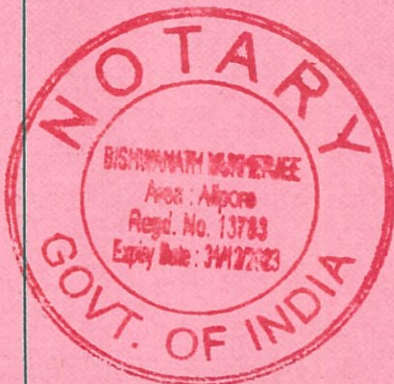
' Affidavit Cum Declaration '


Vicky Singh  
Royal Enclave, Phase - 1  
at Mouza - Hudanait

**EX MA FACIE** the annexed instrument "A" appears 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 Alipore on this

The 10.....day of May in the year of Christ 2021



  
BISWANATH MUKHERJEE  
NOTARY

Govt. of India  
Regd. No. 13783

  
10 MAY 2021  
**BISWANATH MUKHERJEE**  
M.COM,LL.B  
NOTARY  
(GOVT. OF INDIA)  
Regn.No.13783  
8c, Brajendra Ghosh Lane  
Kolkata-700085  
West Bengal(India)

10 MAY 2021





पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

44AB 802225




FORM 'A'

[SEE RULE 3(2)]

**AFFIDAVIT CUM DECTARATON**

Affidavit cum Declaration of Mr. Vicky Singh promoter of the proposed project namely Royal Enclave Phase-I at Mouza-Hudarait.

I, **Vicky Singh**, promoter of the proposed project of All that piece and parcel of land measuring 49.5 (Forty Nine Point Five) Decimals equivalent to I (One) Bigha 10 (Ten) Cottahs be the same a little more or less lying situate at Mouza-Hudarait, J.L. No 54, R.S. No. 224, Touzi No. 10, Pargana - Kalikata comprised in R.S. & L.R I Dag No. 2673 appertaining R.S. Khatian No. 260 corresponding to LR. Khatian number.

  
**BISHWANATH MUKHERJEE**  
**NOTARY**  
Govt. of India  
Regd. No. 13783

10 MAY 2021

Dharitri Infraventure Pvt. Ltd.

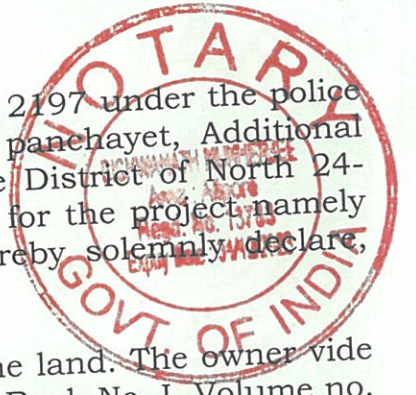
  
Director

DEPONENT

10 MAY 2021



260 corresponding to L.R. khatian Nos. 1616, 1933 & 2197 under the police station- Rajarhat within the limits Chandpur Gram panchayet, Additional District sub Registration office at Bidhannagar in the District of North 24-parganas hereinafter referred to as "THE SAID LAND" for the project namely Royal Enclave Phase -I at Mouza - Hudarait, do hereby solemnly declare, undertake and state as under:




1. That **1) Ranjit Kumar Mondal**, has a legal title to the land. The owner vide two separate Development Agreements 1) recorded in Book No. I. Volume no. 1523-2020, Pages 19531 to 19572 being No. 152300158 for the year 2020 dated 8th January, 2020.

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 is 3<sup>rd</sup> December, 2024
4. That the seventy per cent of the amounts realised by me 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 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 chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project that I 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: withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I shall take pending approval on time, from the competent authorities.
8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any ground.

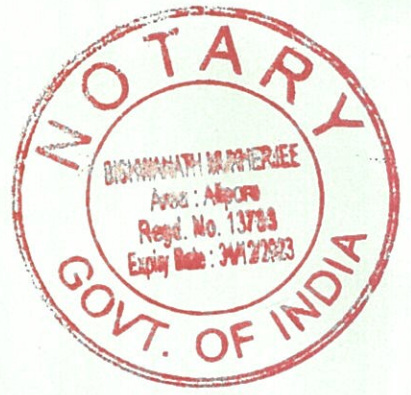
Dharitri Infraventure Pvt. Ltd.

  
Director

DEPONENT

10 MAY 2021

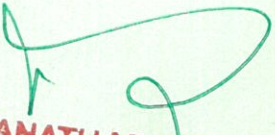


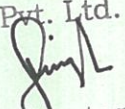


VERIFICATION

That contents of my above Affidavit cum Declaration are true and nothing material has been concealed by me there from.

Verified by me at \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_

  
**BISHWANATH MUKHERJEE**  
**NOTARY**  
Govt. of India  
Regd. No. 13783

Dharitri Infraventure Pvt. Ltd.  
  
Director

DEPONENT

17 0 MAY 2021



**NOTARIAL CERTIFICATE**

**INSTRUMENT "A"**

Dated....10.....day of *May*.....20*21*.....

10 MAY 2021



Dated....10.....day of *May*.....20*21*.....

10 MAY 2021

*Biswanath Mukherjee*  
**BISWANATH MUKHERJEE**

**M.COM,LL.B**

**NOTARY**

**(GOVT. OF INDIA)**

**Regn.No.13783**

**8c, Brajendra Ghosh Lane**

**Kolkata-700085**

**West Bengal(India)**