

Om Prakash Gupta
Notary
Govt. of India



* Professional Address
Siliguri Bar Association, Siliguri
Court, Dist. Darjeeling, W.B.
* Chamber Cum Residence
Gupta House, Tinbatti More
Sree Pally, Opp. More Service
Petrol Pump, P.O. Siliguri Bazar-
05, Dist. Jalpaiguri (W.B.)
Cell- 9641756394
E-mail: omp072612@gmail.com

Serial No. Dated 30 JUN 2020

NOTARIAL CERTIFICATE

(Pursuant to section 8 of the Notaries Act. 1952)

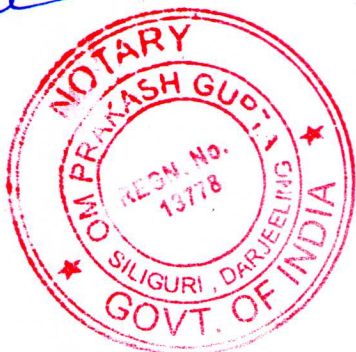
TO ALL TO WHOM THESE PRESENTS shall come, I, Sri Om Prakash Gupta, duly authorised by the Government of India to practice as a Notary do hereby verify, authenticate, certify and attest as under the execution of the instrument annexed hereto collectively marked 'A' on its being executed, admitted and identified by the respective signatories and as also by Mr./Mrs./Miss C. Mauringka Advocate, as to the matters contained therein, Presented before me.

Accordingly to that this is to certify authenticate and Attest that the annexed Instrument 'A' as is the:

*Declaration Supported by
an Affidavit*

PRIMA FACIE the annexed instrument 'A' appears to be usual procedure to serve and avail as needs or occasion shall or may required 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 my seal of office at Siliguri on this the 30th day of June in the year of Christ 20 20



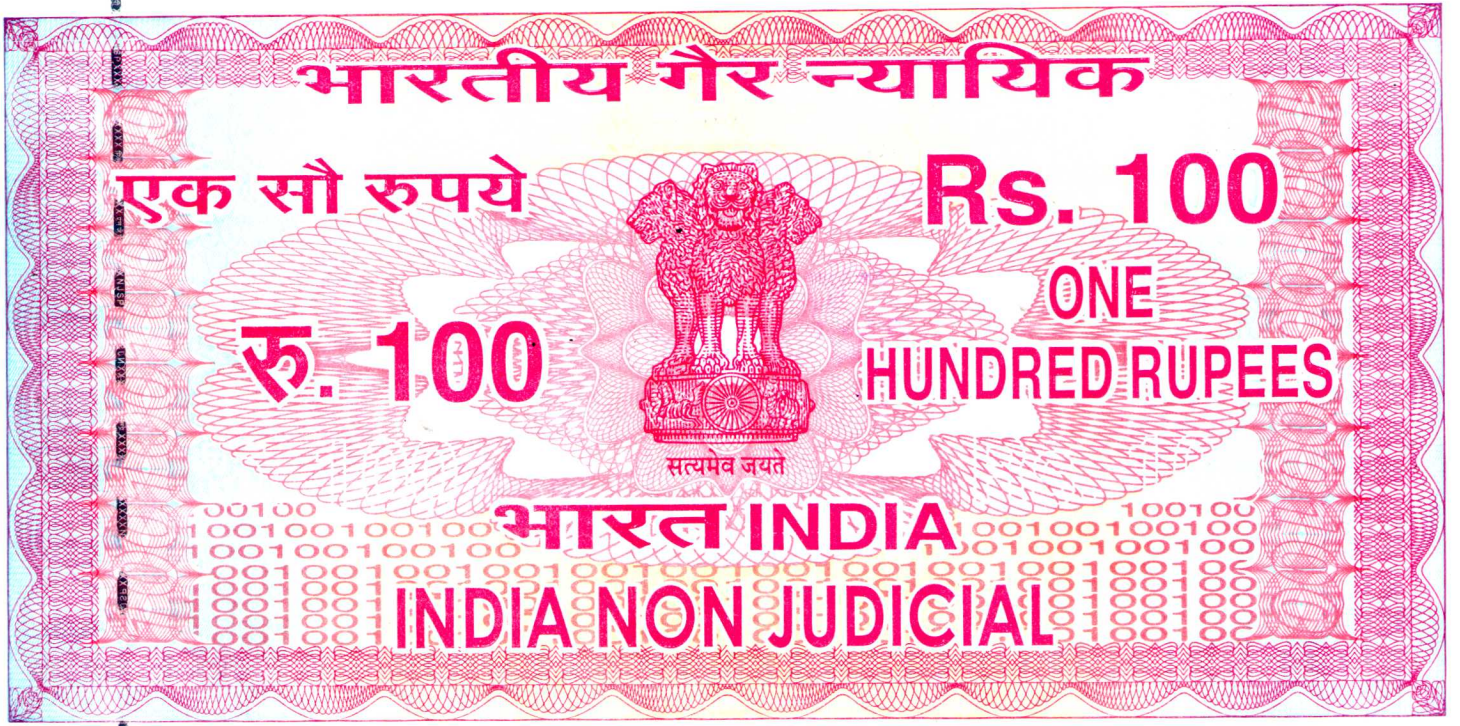
The executent is/are identified by me :

Chandon Mauringka
Advocate
Om Prakash Gupta

Om Prakash Gupta
Notary
Notary Govt. Of India
Siliguri, Darjeeling
Regd. No.- 13778
Siliguri, Dist. Darjeeling

30 JUN 2020

NOTARIAL STAMP



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 402102



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration of Mr. Suresh Kumar Agarwal promoter of the proposed project / duly authorised by the promoter of the proposed project, vide its/his/their authorization dated 03/09/2018

I, Suresh Kumar Agarwal 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

M/S Fulsa Sidhi Enterprises 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.

OR

That details of encumbrances nil including details of any rights, title, interest or name of any party in or over such land, along with details.

J.M. PRAKASH GUPTA
Notary / Govt. Of India
Siliguri, Darjeeling
Regd No.- 13778

Fulsa Sidhi Enterprises

Member

30 JUN 2020

SERIAL NO.....25508
VALUE.....100/-
ISSUED TO.....S. K. Agarwal
ADDRESS.....
D, Sby

Swapn Kr. Goswami
Stamp Vendor
O.S.R Office, Jalpaiguri
License No. 1/2004/2
Date:

25.6.2020

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3. That the time period within which the project shall be completed by me/promoter is 31st March 2023.
4. That seventy percent of the amount 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.
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 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.
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.




Verification

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 Siliguri on this 30th day of June 2020.

Tulsa Sidhi Enterprises

 Member
Deponent



JM PRAKASH GUPTA
Notary / Govt. Of India
Siliguri, Darjeeling
Regd. No.- 13778

IDENTIFIED BY ME

CHAUDHARY HEMRAJ
ADVOCATE SILIGURI

30 JUN 2020

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