

Kanchan Bhadra

Advocate

NOTARY
GOVT. OF INDIA



☀ Office Address :

Hawker's Corner, Stall No. B/33
Near "Gana Natya" Office
No.1 Rail Gate, PO. Siliguri
Dist. Darjeeling, Pin - 734001
Contact No. 9434871863

☀ Residence :

"Matti Bhawan"
Bhaktinagar (West), Deshpriya Sarani
W-No. 34, Near Satsangha Ashram &
Behind Aurobindha Society
P.O. Bhaktinagar, Dist. Jalpaiguri
Pin - 734007
Contact No. 9434871863

Serial No.X.....

Date ..17 MAR 2021.....

Notarial Certificate

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

TO ALL TO WHOM THESE PRESENTS shall come I, *Kanchan Bhadra*, duly authorised by the Government of India to practice as a NOTARY do hereby verify, authenticate, certify, attest as under the execution of the instrument annexed here to collectively marked "A" on its being executed, admitted and identified by the respective Signatories and as also by Mr./Mrs./Miss.....*the Tanay Deb*.....*Sg* 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" is the :

" *Affidavit* "

PRIMA FACIE the annexed instrument 'A' appears to be the usual procedure to serve and avail as needs or occasions shall or may required for the same.

In faith and testimony where of being required of Notary, I, the said Notary do hereby subscribe my hand and affix my seal of office at Siliguri on this the *17th* Day of *March* 20*21*.



17/3/2021

Kanchan Bhadra
NOTARY

Reg. No. 13784/2018

Siliguri, Dist. Darjeeling

The Executant/s is / are identified by me :

TANAY DEB
Advocate Siliguri
Advocate

EN. No. F/1063/1566/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 980892



FORM 'A'

[See Rule 3(2)]

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

Affidavit cum Declaration

Affidavit cum Declaration of **Rajendra Prasad Mundhra**, Son of Late Bajrang Lal Mundhra, promoter of the proposed project "THE GOLDEN PALM" duly authorised by the promoter of the proposed project, vide its/his/their authorization dated 01/02/2021 ;

I, **Rajendra Prasad Mundhra** promoter of the proposed project "THE GOLDEN PALM" duly authorized by the promoter of the proposed project "THE GOLDEN PALM", located at Chayanpara, Siliguri, District- Jalpaiguri in the state of West Bengal do hereby solemnly declare, undertake and state as under:

Cont..P/2

Ty. Deb
TANAY DEB
Advocate Siliguri
EN. No. F/1063/1566/2013

Rajendra

Solemnly Affirmed & Declared
before me on Identification

(Kanchan Bhadra)
NOTARY
Siliguri



: 2 :

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed

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 **31.03.2024**
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 13th day of March-2021

Deponent

[Handwritten Signature]

Solemnly Affirmed & Declared before me on Identification

[Handwritten Signature]
(Kanchan Bhadra)
NOTARY
Siliguri

AFFIDAVIT

Solemnly Affirmed before me

[Handwritten Signature]
Bijendra Prasad Mondra
Chayampura, Siliguri

Identified by *[Handwritten Signature]* Sr

This the 01 of 20-21

[Handwritten Signature]
TANAY DEB
Advocate Siliguri
EN. No. F/1063/1566/2013