



Notarial Certificate

TO ALL TO WHOM THESE PRESENTS SHALL COME I, TAPANKUMAR DEY, Advocate Alipore Court duly appointed by the Central Government and practising as a NOTARY in the district of 24 Parganas of the State of West Bengal within the Union of India, do hereby declare and certify that the Paper Writings collectively marked 'A' annexed hereto, hereinafter, called the "Paper Writings A" are presented before me by the executants

AFFIDAVIT CUM DECLARATION.
of *Suman Paul* wife of *Rohit Chatterjee* *Paul* of *13, Officers Park, Kolkata - 700006*

hereinafter referred to as the "executant (s)" on this the *18th* day of *December* Two thousand *Twenty*.

The "executant (s)" having admitted the execution of the "Paper Writing A" in respective hand(s), in the 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 in the respective hand(s) of the executant(s).

IN WITNESS WHEREOF being required of a Notary, I have granted THESE PRESENTS as a NOTARIAL CERTIFICATE to serve and avail as need and occasion shall or may hereafter require.

IN FAITH AND TESTIMONY WHEREOF I, the said Notary, have hereunto set and subscribed my hand and affixed my Notarial seal on this the *18th* day of *December* 20 *20*.



Notarial Stamp

Office : Alipore Criminal Court
Bar Association (1st Floor)
Kolkata- 700 027
Ph. : 2479 1068
Resi.: Amulya Bhavan
10, Seventh Street, Modem Park
Santoshpur, Kolkata - 700 075
Ph. : 2416 1861
9830314080 (T. K. Dey)
9831109694 (Sujit)

18 DEC 2020

TAPAN KUMAR DEY
Notary

Govt. of India
Alipore Judges & Criminal Court
Kolkata - 700 027
Regd. No. 1537/2000
Dist. - 24 Parganas

TAPAN K. DEY
NOTARY
Alipore Judges & Criminal Court
Calcutta-700 027
Regn. No. 1537 / 2000

18 DEC 2020



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

41AB 229614

Before the Notary Public at Alipora Kolkata



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 Sri. Swapan Paul, Developer of the proposed project /duly authorization dated 17/12/2020.

I, Swapan Paul, son of Late. Bankim Behari Paul residing at 8, Bhuban Chatterjee Lane, Ward No : 131, Post office : Beadon Street, Police station : Girish Park, Kolkata 700 006 , Developer of the proposed project/ duly authorized by the Developer of the proposed project do hereby solemnly declare, undertake and state as under:

That Developer 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 Developer for development of the real estate project is enclosed herewith.

Cont.....02 Pages

✓ Swapan Paul

18 DEC 2020

13 FEB 2020

Sr No. 1163 Date.....

Value Rs. 10/- Name..... Subyasachi Arnab (Adv)
Judges' Court, Alipore,
Kolkata- 700 027

Address.....

TdA

TAMAL DUTTA

Stamp Vender

Alipore Police Court, Kol-27

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- That the said land is free from all encumbrances.
- That the time period within which the project shall be completed by me/Developer is **31/03/2021**.
- That seventy percent of the amounts 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
- 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.
- 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project
- That, I / promoter shall take all the pending approvals on time from the competent authorities
- That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 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.

Deponent

✓ Swapan Paul

Solemnly Affirmed & Declared
before me on identification

T. K. Dey, Notary
Alipore Judge's Police Court, Cel-27
Regd. No. 1537/2000, Govt. Of India

Identified by me

Advocate

Nabakumar Mukhopadhyay
Advocate
Alipore Police Court
Kolkata-700 027

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 Kolkata on this 17th day of December, 2020

1 8 DEC 2020

1 8 DEC 2020