

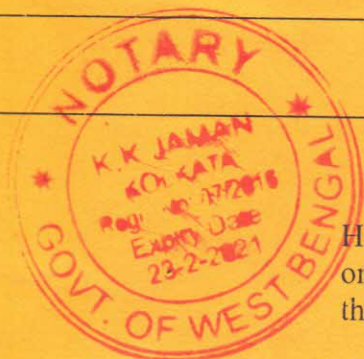
BEFORE
KOLKATA

NOTARIAL CERTIFICATE

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

TO ALL MEN BY THESE PRESENTS SHALL COME, I, KAZI KHALEKUJJAMAN, Advocate & Notary practicing as a NOTARY in Alipore & City Civil Court within the District of KOLKATA of the State of West Bengal within the Union of India, do hereby declare that the Paper Writings collectively marked "A" annexed hereto hereinafter called the "Paper Writings A", are presented before me by the executant (s).

NEO Construction, office at 146, Bansdroni
Park, Kol-70, W.B. INDIA.



Hereinafter referred to as the "executant (s)" on this the _____ day of _____ thousand and nineteen. **30 JAN 2019**

The "executant (s)" having admitted the execution of the "Paper Writings" in respective hand (s), in the presence of the witness (es), who as such, _____ (s) sign(s) thereon and being satisfied as to the identity of the _____ (s) and the said execution of the "Paper Writings A" and testify that the _____ is in the respective hand (s) of the executant (s).

IN WITNESS WHEREOF Being required of a Notary. I have granted THESE _____ as my NOTARIAL CERTIFICATE to serve and avail as need and _____ in hall or may require.

IN FAITH AND TESTMONY WHEREOF I, KAZI KHALEKUJJAMAN, the said Notary, have hereunto set an subscribed my hand and affixed my Notarial Seal of Office at Alipore & City Civil Court Compound, Kolkata -- 700 001, in the District of Kolkata on this the _____ day of _____ 2019

NOTARIAL STAMP



Kazi' Khalekujjan
KAZI KHALEKUJJAMAN

Notary
Govt. of West Bengal
Regn. No. 07 / 2016
Kolkata



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY
KOLKATA-700 027



FORM 'A'

[See Rule 3(2) of Westbengal Housing Industry Regulation Rules, 2018]

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

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Neo Construction (hereinafter referred to
as 'the firm'), promoter of the ongoing project named Neo Imperial, at
146, Bansdroni Park, Kolkata- 70, W.B., INDIA.



30 JAN 2019

26 NOV 2018

1780

107

NO. DATE RS.

NAME Neo Construction

ADDRESS 24/1 Ratan Surkar garden &

ALIPORE JUDGES COURT
A. K. SAMAPATI

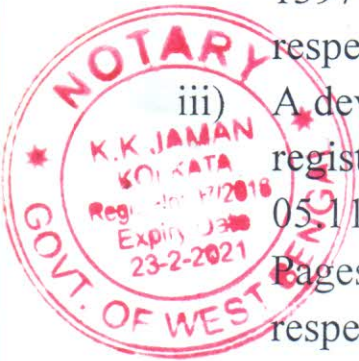
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SIGNATURE

Neo Construction; a proprietorship firm, represented by its sole proprietor Joy Deep Ghosh, promoter of the ongoing project named Neo Imperial, do hereby solemnly declare, undertake and state as under:

1. That the firm has a legal title to the land on which the development project is carried out by virtue of

- i) Two numbers of sale deed executed by Maya Das and nine others (legal heirs of Hiran Bala Chanda), registered before the A.D.S.R. Alipore South 24 Parganas on 11.02.2013 and recorded in Book No.- I, CD Volume No.- 4, Pages 2161-2178 & 2179-2197, as Being No. 00736 & 00737 respectively.
- ii) A development agreement and simultaneous power of attorney executed by jagadish chandra das and five others registered before the A.D.S.R. Alipore, South 24 Parganas on 05.08.2013 and recorded in Book No.- I, CD Volume No.- 26, Pages 1374-1397 and 1398 – 1414, as Being No. 06261 & 06262 respectively.
- iii) A development agreement and simultaneous power of attorney registered before the A.D.S.R. Alipore, South 24 Parganas on 05.11.2012 and recorded in Book No.- I, CD Volume No.- 37, Pages 3945-3959 and 3960-3969, as Being No. 08481 & 08482, respectively.



2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by the firm is 42 months from the date of signing the agreement, ie; 01-10-2022.

4. That seventy percent of the amounts realised by the firm 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 amount from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.

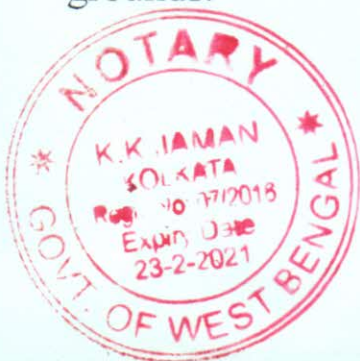
6. That the amount from the separate account, shall be withdrawn after it is certified by an engineer, an architect or a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.

7. That the firm 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 amount 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

8. That the firm shall take all the pending approval on time, from the competent authorities.

9. That the firm has furnished such other documents as have been prescribed by the rules and regulations made under the act.

10. That the firm 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.



I solemnly affirm that the fact stated in paragraph 1 to 10 are true and correct to the best of my knowledge and belief and no material facts has been concealed.

For Neo Construction

NEO Construction

Proprietor



VERIFICATION

The content of my above AFFIDAVIT cum DECLARATION are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 30th day of January, 2019

For Neo Construction

NEO Construction

Proprietor

(Proprietor: Joy Deep Ghosh)

Solemnly affirmed before me on this 30th day of January, 2019
at Kolkata.



Signature attested
in identification



Kazi Khairuljaman
Notary, Govt. of West Bengal
Regn. No. 07/2016
Kolkata

IDENTIFIED BY ME


Advocate

(NOTARY)


Advocate
Alipore Police Court
WB/21/1974

pg. 5

30 JAN 2019

THE

DAY OF

201

30 JAN 2019



PAPER WRITINGS "A"

&

THE RELATIVE NOTARIAL
CERTIFICATE

30 JAN 2019

30 JAN 2019

KAZI KHALEKUJJAMAN

NOTARY

Govt. of West Bengal

Regn. No. 07/2016

Alipore & City Civil Court

Kolkata

Chamber:

7, Mehar Ali Mondal Street

Near Mominpore Junction

Kolkata – 700 027