

Sl. No. 04/18

Notarial Certificate

To all to whom these present shall come, I, **Kamal Kumar Paul** duly appointed by the Government of India as Notary and practising within the city of Kolkata. W.B. Union of India do hereby certify that the paper writings collectively marked 'A' annexed hereto, hereinafter called the paper writings, 'A' are presented before me.

M/s Squarwood Projects Pvt. Co. Leathers of Ranjeelung as per the same - Original executed by

hereinafter referred as the "executant/s" on the **24 DEC. 2018** day of in the year Two Thousand.

The "executant/s" having admitted the execution of the paper writings "A" and being satisfied as to the identity of the executant I have attested the execution.

In faith and testimony whereof, I, the said Notary, have hereinto subscribed my name and affixed my seal of office this **24 DEC. 2018**

of**20**
24 DEC 2018



NOTARIAL STAMP

KK Paul
Kamal Kumar Paul
December, 24th, 2018

Notary
Regd. No. 2700/04
Govt. of India
CMM's Court
2 & 3 Bankshall Street
Kolkata - 700 001
24 DEC 2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL WEST BENGAL T4AB 084486

FORM 'A'

[See rule 3(2) of West Bengal Housing Industry Regulation Rules, 2018]

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 M/s. **Squarewood Projects Pvt. Ltd.** (herein after referred to as 'the Company') Promoter of the on-going project named SQUAREWOOD UTSAB PHASE – II at Kalamjote, Kadamtala, near North Bengal Medical College, P.O. Sushrat Nagar, and Dist.: Darjeeling – 734012, WB, INDIA.

Squarewood Projects Pvt. Ltd. (represented by its Director, Mr. Rakesh Gupta), promoter of the on-going project, do hereby solemnly declare, undertake and state as under:

1. That the Company has a legal title to the land on which the development of the on-going project is carried out by virtue of a Joint Development Agreement with M/s. Suman Mfg. Works Ltd.

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and the Company for development of the real estate project is enclosed herewith.

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

24 DEC 2018

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.M's, Court
2 & 3 Bankshall Street
Kolkata-700 001

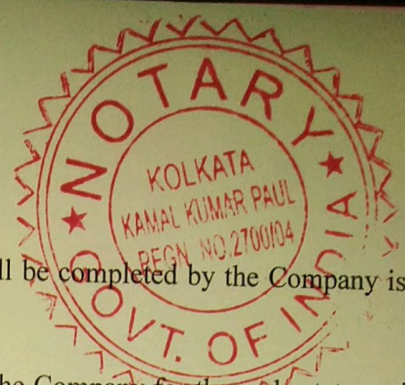
Sold To.....
Name.....
Address.....
Rs.....
11 SEP 2017
C.M.M.'s Court,
2, Bankshall Street, Kol-1

Handwritten signature
Square mud print
6 Lyond Romel

ABANISH KUMAR DAS
Govt. License Stamp Vendor
C. M. M. 'S Court
2, Bankshall Street, Kol - 1

Faint red stamp


1 DEC 2017

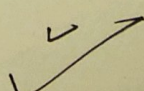


3. That the time period within which the project shall be completed by the Company is 31 Dec 2022.
4. That seventy per cent of the amounts realised by the Company for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled 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.
7. That the Company 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.
8. That the Company shall take all the pending approvals on time, from the competent authorities.
9. That the Company has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the Company 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 facts stated in Paragraphs 1 to 10 are true and correct to the best of my knowledge and belief and no material fact has been concealed.

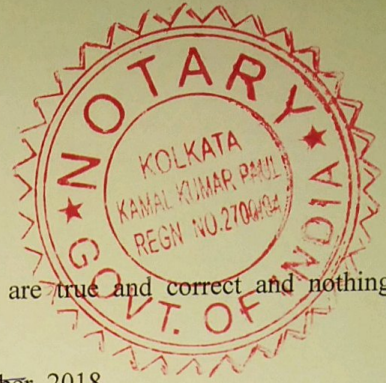
For, Squarewood Projects Pvt. Ltd.


Mr. RAKESH GUPTA
DIRECTOR
DIN- 06559805


KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No.2700/04
C.M.'s, Court
2 & 3 Bankshall Street
Kolkata-700 001

2 4 DEC 2018

Verification



The contents 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 24.12.18 day of ~~November~~, 2018

R Gupta

Mr. RAKESH GUPTA
DIRECTOR
DIN- 06559805

Solemnly affirmed before me on this 24.12.18 Day of ~~November~~, 2018 at Kolkata.

(NOTARY)

Identified by me
SP
Advocate
Sampa Paul
C.M.M. Court, Kolkata

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.M's, Court
2 & 3 Bankshall Street
Kolkata-700 001

Solemnly Affirmed & Declared Before
me on Identification of Ld. Advocate

K.K. Paul
KAMAL KUMAR PAUL, NOTARY
Govt. of India, Regd. No. 2700/04

24.12.18
24 DEC 2018