

SL. NO. 11/18

Notarial Certificate

To all to whom these presents shall come, Pradip Kumar Datta duly appointed by the Central Government as a Notary and practising throughout the city of Calcutta (West Bengal), 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 by the executant's.

Nature of Document Declaration

Executed by M/s. Squarewood Projects Ltd.

of 6, Lyons Range, Kolkata - 700001.

and others as per the same.

hereinafter referred as the executant/s on this the..... day of 17 NOV 2018 in the year 17 NOV 2018

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 WHERE OF I, the said Notary, have hereunto subscribed my name and affixed my seal of office this day of..... in the year 17 NOV 2018

P. K. Datta
Notary
Govt. of India
Regn. No. 1101/98
Chief Metropolitan Magistrate's Court
2 & 3, Bankshall Street, Calcutta - 700 001

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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

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 at Kalamjote, Kadamtala, near North Bengal Medical College, P.O. Sushrat Nagar, 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.

P. K. Datta

Notary

Magt. No.: 116/15/18

C.M.M.'s Court

2 & 3, Bankahall Street
Calcutta - 700 011

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

SQUAREWOOD PROJECTS PVT. LTD.

R Gupta
Director

17 NOV 2018

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

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



That the time period within which the project shall be completed by the Company is 42 months from the date of signing the Agreement.

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.
SQUAREWOOD PROJECTS PVT. LTD.

R Gupta

Mr. RAKESH GUPTA *Director*
DIRECTOR
DIN- 06559805



Identified by me

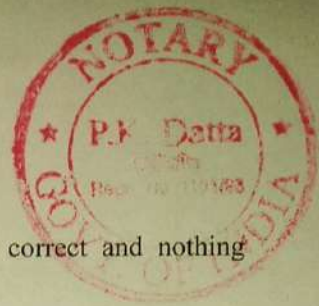
SP

Sampat
C.M.M. Court

P. K. Datta
Notary
Roll No: 1101753
C.M.M. Court
S.D. Banker Circle
Bhubaneswar - 751005

17 NOV 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 17th day of November, 2018

SQUAREWOOD PROJECTS PVT. LTD.

R Gupta

Mr. RAKESH GUPTA *Director*
DIRECTOR
DIN- 06559805



Solemnly affirmed before me on this 17th Day of November, 2018 at Kolkata.

(NOTARY)

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

Solemnly Affirmed &
Declared before me on
Identification of advocate

P. K. DATTA
Notary

17 NOV 2018

P. K. Datta
Notary
Regn. No.: 1101A/B
C.M.M.'s Court
2 & 3, Bankshall Street
Kolkata - 700 005