

NOTARIAL CERTIFICATE

S.No. 343 2020



16 DEC 2020

TO ALL MEN THESE PRESENTS SHALL COME, I S. CHAUDHURI duly appointed and authorised by the Govt. of India to practice as a Notary throughout the District of North 24 Parganas in the state of West Bengal 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).

Affidavit Cum-Declaration

Sri Santkar Roy at premises NO - AB-9/20, Deshbarenu Nagar, Baguiali, Kol - 59.

Executant(s) on this 16th Day of Dec. Two thousand Twenty ^{hereinafter referred as} ~~two~~ ^{being} admitted by the signatories as the matters contained therein and being as to the identify of the executant(s) I have attested the execution.

AN ACT WHERE OF being required of a Notary, I have granted. THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as needs or occasions shall or may required for the same.

IN FAITH AND TESTIMONY WHEREOF, I the said Notary, have hereunto set and subscribed my name and affixed my seal of office on this 16 day of 12 2020



S. Chaudhuri
S. Chaudhuri
M.COM, LL.B
NOTARY
(Govt. of India)
Regn. No. 6584/08
Mayukh Bhaban
Ground Floor
Bidhannagar Court
Kolkata - 700091
W.B. (India)

16 DEC 2020

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50

भारत

FIFTY
RUPEES

Rs. 50

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AA 536504

BEFORE THE NOTARY PUBLIC
AT BIDDHANNAGAR
DIST. NORTH 24 PARGANAS



FORM - A
[See rule 3(2)]

AFFIDAVIT CUM DECLARATION

ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No. - 6584/08
Bidhannagar Court
Dist. - North 24 Pgs

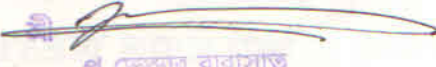
16 DEC 2020

974
 9/11/2020 CM/11/2020

নামঃ
 বন ও তারিখঃ
 ক্রেতার নামঃ
 সাবিনঃ
 স্ট্যাম্প মূল্যঃ
 ভেডার শ্রীঃ
 বারাসাত নাবরোজিষ্ট্রী অফিস
 উত্তর ২৪ পরগণা
 টি. ভি. নং 05 NOV 2020
 ক্রেতার নামঃ
 স্ট্যাম্প মূল্যঃ 2

স্ট্রেকারী অফিস বারাসাত
 ভেডার শ্রী জরুত কুমার বোস

আমার কাছে একক্রেতার 100 টাকার
 মূল্যের স্ট্যাম্প না থাকায় ন্যূনতম 2 করে
 নিম্নজায় মোতাবেক স্ট্যাম্প পূরণ করিলাম

শ্রী 
 প ভেডার বারাসাত

50/10/2020

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AA 536505

2

Affidavit cum Declaration of SRI SANKAR ROY, promoter of the proposed project/duly authorized by the promoter of the proposed project vide its/his/their authorization dated

I, **SRI SANKAR ROY [PAN AFZPR3898F] [AADHAAR 2164 3411 4277]**, son of Paresh Chandra Roy, resident of First Floor of "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

[1] **SRIMATI DIPA MITRA**, wife of Late Debasish Mitra and daughter of Late Kamal Ranjan Poddar, [2] **SRI INDRA NATH MITRA**, son of Late Debasish Mitra, [3] **SRIMATI INDRANI DEY MITRA**, wife of Sri Chandan Dey and daughter of Late Debashish Mitra and [4] **SRI SANKAR ROY**, son of Paresh Chandra Roy, have/has a legal title to the land on which the development of the proposed project is to be carried out 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.

ATTESTED
S. CHAUDHURI
*** NOTARY ***
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs

11.6 DEC 2020

নম্বর
নম ও তারিখ
ক্ষেত্রের নাম
সাকিন
স্ট্যাম্প মূল্য
ভেডার শ্রী

GPO
11/1/2020
S. Saha
ms
ou

বারাগাত সাবরেজিস্ট্রার অফিস

উত্তর ২৪ পরগণা

টি. ডি. নং ০৫ NOV 2020

ক্রমিক নং ০৫

স্ট্যাম্প মূল্য ২

স্ট্রেকারী অফিস বারাগাত
ভেডার শ্রী কান্ত কুমার বোস



1. That the said land is free from all encumbrances.
2. That the time period within which the project shall be completed by me/promoter is 30th June, 2022 (Project Completion Date).
3. That seventy per cent of the amounts realised by 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.
4. 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.
5. That the amounts from the separate account shall be withdrawn only 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.
6. That 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 promoter shall take all the pending approvals on time, from the competent authorities.
8. That promoter have/has furnished such other documents as have been specified by the rules and regulations made under the Act.
9. That 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.


ATTESTED
S. CHAUDHURI
*** NOTARY ***
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist.-North 24 Pgs

LOKENATH CONSTRUCTION
Sankar Roy
Proprietor

DEPONENT

VERIFICATION

The contents of my above affidavit cum Declaration are true and correct and nothing material has been concealed by me thereon.

16 DEC 2020

Identified by me
Asup Kumar Ballah
Advocate
F-504/478/1989
Sealdah Criminal Court

LOKENATH CONSTRUCTION
Sankar Roy
Proprietor

DEPONENT

16 DEC 2020



In the Matter of :
Instrument 'A'
and

In the Matter of
NOTARIAL CERTIFICATE



16 DEC 2020

S. Chaudhuri

M.COM, LL.B

NOTARY

(Govt. of India)

Regn. No. 6584/08

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Kolkata - 700091

W. B. (India)

Mob. : 9330934653