



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 (s).

AFFIDAVIT COM DECLARATION
of Sri May Puri of Raj Bhawan
Keech Heights of M/s Raj Bhawan
Law Garden P.O. Kanchi
162/2/24,
Keech. 700045.
09/11

hereinafter referred to as the "executant (s)" on this the 09th day of November 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 ACT 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 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 09th day of November 2020.



Notarial Stamp



T.K. DEY

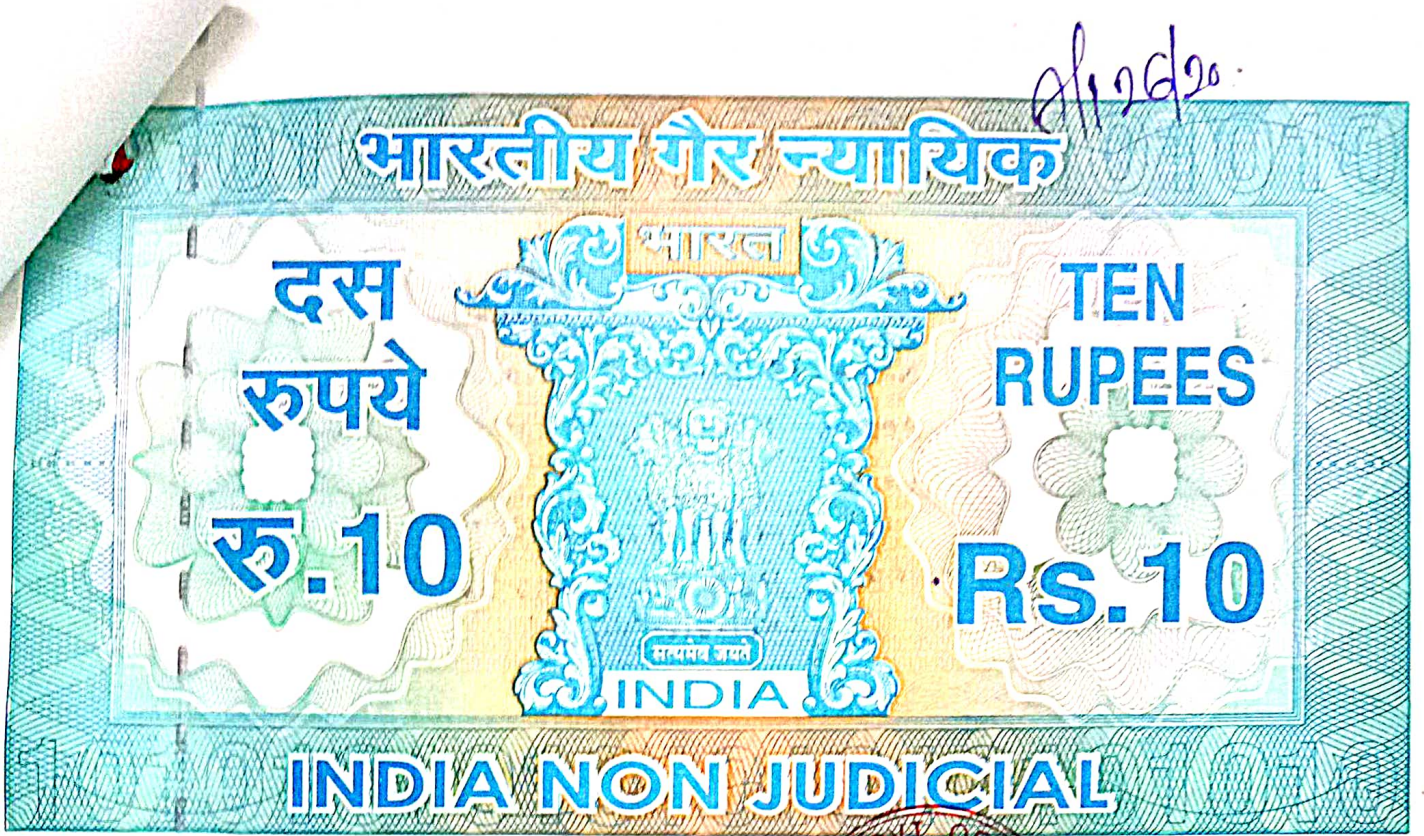
TAPAN KUMAR DEY
Notary

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

Off. : 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)

09 NOV 2020

TAPAN KR. DEY
NOTARY
Alipore Judges & Criminal Court
Calcutta-700 027
Regd. No. 1537 / 2000
09 NOV 2020



पश्चिम बंगाल WEST BENGAL



45AB 650328

Before the Notary Public at Alidore Kolkata

FORM A

AFFIDAVIT CUM DECLARATION



Affidavit cum Declaration of **SRI VINAY PURI** duly authorized by the promoter of the proposed project i.e "**RAJ ROYAL HEIGHTS**" (CIN No..U70109WB1995PTC075476) M/S. **RAJ ABASAN PRIVATE LIMITED**, a Private Limited Company incorporated under the Companies Act, 1956, having its Registered office at 162/B/324 Lake Gardens, Police Station – Lake Place, Kolkata-700045 vide its authorization dated. 22/11/1995.

RAJ ABASAN PVT. LTD.

09 NOV 2020

[Signature]

Director

Contd...P/2

7 FEB

: 2 :



I, **SRI VINAY PURI**, son of Sri Vinod Puri of 162/B/324 Lake Gardens Police Station – Lake Place, Kolkata-700045 duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

I, **M/S RAJ ABASAN PRIVATE LIMITED**, (PAN NO.AACCR5243H) 162/B/324 Lake Gardens, Police Station – Lake Place, Kolkata-700045 Director **SRI VINAY PURI**, son of Sri Vinod Puri by faith Hindu, by profession Business, presently residing at 162/B/324 Lake Gardens, Police Station - Lake Kolkata-700045 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..

2. That the details of encumbrances including details of any rights title, interest or name of any party in or over such land, along with details are enclosed herewith.

3. That the time period within which the project shall be completed by promoter is 14TH October'2023

4. That seventy per cent of the amounts realized 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 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 that the 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 the amount collected for a particular projects have been utilized for the projects and the withdrawal has been in compliance with the percentage of completion of the projects.

RAJ ABASAN PVT. LTD.

Director

09 NOV 2020





- 7. That the promoter shall take all the pending approvals on time, from the competent authorities.
- 8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the act.
- 9. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, or any grounds.

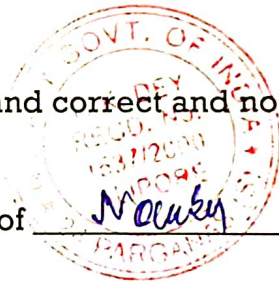
RAJ ABASAN PVT. LTD.

[Signature]
Director
DEPONENT

VERIFICATION

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

Verified by me at Kolkata on this 09th day of Nov '2020..



RAJ ABASAN PVT. LTD.

[Signature]
DEPONENT

Solemnly Affirmed & Declared before me on identification

T. K. Dey, Notary
Alipore Judge/Police Court, Cal-27
Regd. No.-1537/2000, Govt. Of India

Identified by me

[Signature]
Advocate

09 NOV 2020

Nabakumar Mukhopadhyay
Advocate
Alipore Police Court
Kolkata-700 027

09 NOV 2020



THE 09 NOV 2020 DAY OF.....

**Paper Writings 'A'
&
The Relative Notarial
Certificate**

Tapan Kumar Dey

Advocate
ALIPORE JUDGES & CRIMINAL COURT



NOTARY

Govt. of India
Regd. No. 1537/2000

ADDRESSES

Chamber:

"HEMANTABHA APARTMENT"
63, Santoshpur Avenue
Kolkata- 700 075 Mobile :
9830314080 (T.K. Dey)
9831109694 (Sujit)

Office:

ALIPORE CRIMINAL COURT
Bar Association (1st Floor)
Kolkata- 700 027
Phone : 2479-1068

Residence:

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Phone : 2416-1861