

SL. NO. 428

DATE 28 AUG 2019

TO ALL TO WHOM THESE PRESENTS shall Come I,
PRADIP KUMAR PALIT, ADVOCATE, in Baruipur Civil
& Criminal Court duly appointed by the Government of West Bengal
practicing as a NOTARY in Sub-division of Baruipur, Dist.: 24 Parganas
(s), Kolkata - 700144, do hereby certify that the paper writings collectively
Marked "A" annexure hereto, herein after called the *Paper Writing* "A" are

attested before me

.....
.....
Ajit Das Residing at Garia main Road
P.O. Garia P.S. Sonarpur Dist. 24 Parganas

(S)

Herein after as the "executant(s)" on the
day of 28 Aug Two Thousand nineteen

the "executants(s)" having admitted the execution of the "Paper Writing"
"A" and being satisfied to the identity of the executant(s) I have attested the
execution.

IN FAITH & TESTIMONY WHEREOF, I the said Notary, have hereunto set and
subscribed my name and affixed my Notarial seal on the day of 28 Aug 2019



28 AUG 2019

Pradip Kumar Palit

NOTARIAL STAMP
Baruipur Civil & Criminal Court
Kolkata 700144

NOTARY
GOVT. OF WEST BENGAL
REGD. NO. 32 of 2002
Mob: 9830750330/ 9875662646



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



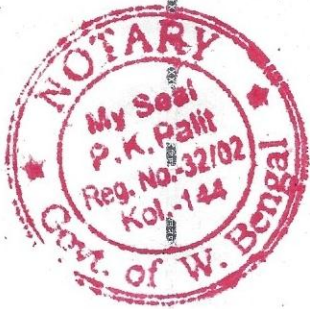
T 244196

A
BEFORE THE NOTARY PUBLIC AT BARUIAPUR
KOLKATA

BEFORE THE DESIGNATED AUTHORITY/COMPETENT AUTHORITY UNDER
THE WEST BENGAL HOUSING INDUSTRY REGULATION ACT, 2017

IN the matter of :

A joint declaration of the owners and the developer in respect of a project known as SUNNY CREST situate in Mouza -Barhans Fartabad within Ward No. 29 of Rajpur Sonarpur Municipality.

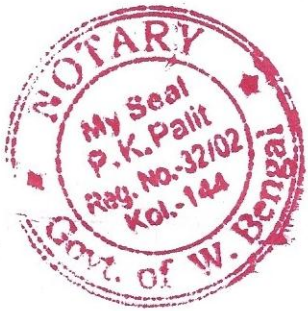


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We (1) **AJIT DAS** of Garia Main Road, (Tentultala), P. O. Garia, P. S. Sonarpur, District-24 Parganas (South) (2) **SMT. CHHANDA DAS**, of Garia Main Road, (Tentultala), P. O. Garia, P. S. Sonarpur, District-24 Parganas (South) (3) **AMIT DAS** son of Ajit Das (PAN NO. AGAPD2886M) (4) **SMT. SUDESHNA DAS** wife of Amit Kumar Das (PAN NO. AREPD6307J) both of Garia Main Road, (Tentultala), P. O. Garia, P. S. Sonarpur, District-24 Parganas (South),

(5) **MIHIR KANTI BHOWMICK** (PAN-AJYPB5832A) son of Late Naresh Ranjan Bhowmick by faith Hindu by occupation business, by Nationality-Indian, and at present residing at "Lovkush Apartment" Block A, Flat 4F, Garia Main Road, Tentultala, P.O Garia, P.S Narendrapur (previously Sonarpur), Kolkata-700084, (6) **BIPIN COMMERCIAL PVT. LT.D** of "LOVKUSH APARTMENT", Block-A, Garia Main Road, Kolkata- 700 084, (7) **SWAPNIL VINTRADE PVT. LTD.** of RISHI APARTMENT, Ground Floor, Gaira Main Road, P. S. Sonarpur, Kolkata- 700 084 (8) **SATYEN VINCOM PVT. LTD.** of No. 32, Ezra Street, North Block, 11th floor, Kolkata- 700 001, P. S. Hare Street, (9) **GAJRUP DEALMARK PVT. LTD.** of No. FD-13, 1598, Rajdanga Main Road, Kolkata - 700 107, (10) **IRFAN ALAM** (11) **SMT. MEHNAZ KHATOON** both of Block-1B, 1/4, Sector-III, Salt Lake City, Kolkata 700 106, P. S. South Salt Lake (12) **SMT. MEHRUNNISHA** (13) **SMT. ISHARAT NISHA** (14) **SMT. SUBKTARA KHATOON** (15) **ZAFRUN NISHA** all of Village-Brahmpure, P. O. & District-Chapra, P. S. Bhagwan Bazar, Bihar (16) **SMT. PARVEEN**

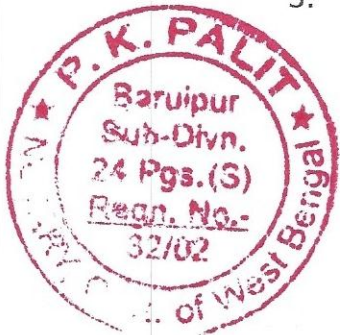


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**KHATOON, (17) SMT. NOOR ZAHIDA KHATOON (18) NOOR
TAHIRA KHATOON (19) SMT. MUMTAJ KHATOON (20) IMRAN
ALAM** all nos. 16 to 20, of Block-1B, 1/4, Sector-III, Salt Lake City,
Kolkata 700 106, P. S. South Salt Lake, do hereby solemnly declare
and say as follows :

1. We the deponent nos. 1 to 20 are the full and absolute joint owners of **ALL THAT** land containing an area of 103 cottahs 14 chittacks and 17 sq. ft. more or less within Mouza-Barhans Fartabad, J. L. No. 47 within Ward No. 29 of Rajpur Sonarpur Municipality, P. O. & P. S. Narendrapur, ADSR-Sonarpur, District- 24 Parganas (South) more fully mentioned in the Schedule to this Affidavit of Declaration (hereinafter referred to as "the said premises").
2. The deponent no. 21 namely **TODI CONSTRUCTION PRIVATE LIMITED**, of Plot-FB-13, No. 1598, Rajdanga Main Road, Kolkata - 700 107, P. S. Kasba has been engaged in the business of development and promotion of real estate and has acquired a substantial reputation in the market.
3. By an agreement for development dated 12th October, 2012 and registered in the office of DSR-IV, Alipore and recorded in Book No.-I, being Deed No. 2749 for the year 2012 the declarants have jointly formulated a scheme for development of the said premises by construction of cluster or clusters of multistoried building or buildings in or upon the said premises comprising of self contained flats,

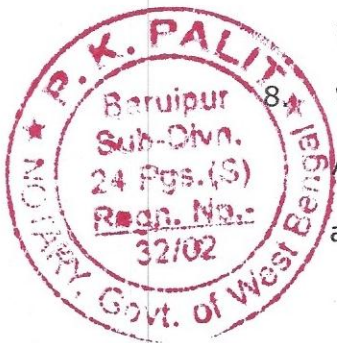
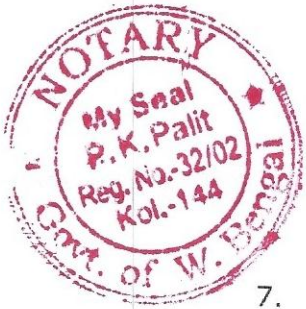


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apartments and units for residential or commercial use as contained under the said agreement for development.



4. In pursuance to such agreement for development two several deeds of power of attorney were granted by the declarant nos. 1 to 20 unto and in favour of the nominee of the declarant no. 21 for convenience of performance of all acts concerning or relating thereto.
5. Construction of the said project started some time in or about December, 2015 as per the building sanction plan dated 21st November, 2014 which was duly revised on 25th January, 2017 by Rajpur Sonarpur Municipality.
6. We further declare that in such circumstances the above project is required to be registered under the said Act and accordingly such application has been made by the declarant no. 21 on 29th day of NOVEMBER 2018 being no NPR 495 on behalf of all the declarants pursuant to the authority granted by the remaining declarants.
7. We further declare and confirm that as per provisions contained under the said Act the declarant herein are jointly liable and/or responsible for completion of the said project named "Sunny Crest" in compliance with the provisions of the said Act and/or the rules framed thereunder.
8. We jointly and severally agree to abide by the provisions of the said Act and/or the rules framed thereunder concerning the said project for all intents and purposes.



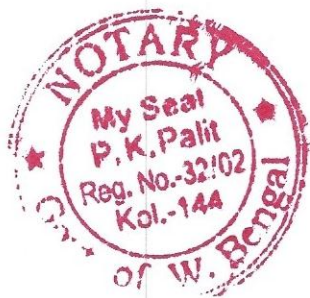
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9. This declaration is being made by the deponents being the owners and the developer to comply with the provisions of the said Act and/or rules framed thereunder.

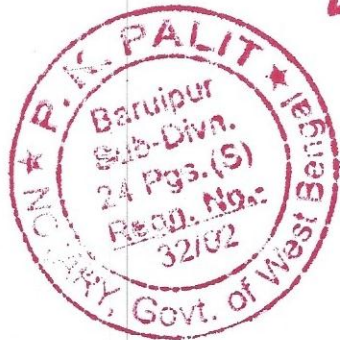


SCHEDULE ABOVE REFERRED TO :

ALL THAT pieces and parcels of land hereditament and premises Together With cluster or clusters of multistoried buildings constructed thereon and/or on part thereof being known as "**SUNNY CREST**" situate and lying at Mouza-Barhand Fartabad, P.S. & Sub-Registry Office –Sonarpur, District-24-Parganas (South), J. L. No. 47, Ward No. 29(previously 27), within Rampur-Sonarpur Municipality containing by an estimation an area of 103 Cottahas 14 Chittacks 29 Sq.ft. be the same a little more or less and comprised in R.S. Dag Nos. 1050, 1052, 1053, 1025, 1057 (Part), 1059, 1023, 1022, 1026, 1054, 1051(Part), 1061(Part) and 1058 appertaining to R.S. Khatian nos. 338, 475 and 81.



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10. That the statements made in paragraphs are all true to the best of my knowledge.

Ajit Das
(myself and as constituted attorney of Mihir Kanti Bhownick)

TODI CONSTRUCTIONS PVT. LTD.

Mihir Kanti Bhownick
Director

Mihir Kanti Bhownick
(myself and as constituted attorney of Mehrezmina, Sobrat Nisha, Subiklara Khatoon, Zafun Nisha)

Mihir Kanti Bhownick

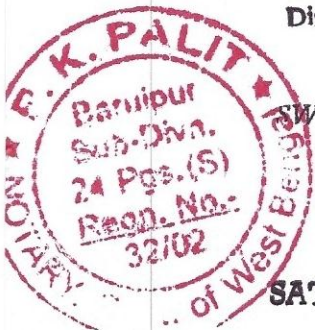
Parveen Khatoon
Noorzahida Khatoon
Mehnaz Khatoon
Mumtaz Khatoon

Sudeshna Das.

BIPIN COMMERCIAL PVT, LTD.

Chhanda Das.

Sudeshna Das
Director / Authorised Signatory



SWAPNIL VINTRADE PVT. LTD.

Chhanda Das.
Director / Authorised Signatory

DRAFTED & IDENTIFIED BY
[Signature]
Advocate

SATYEN VINCOM PVT. LTD.

[Signature]
Director / Authorised Signatory

28 AUG 2019

GAJRUP DEALMARK PVT. LTD.

[Signature]
Director / Authorised Signatory

SIGNATURE ATTESTED ON IDENTIFICATION

[Signature]
Pradip Kumar Palit, NOTARY
Baruipur Civil & Criminal Court, Kol.-144
Regd No 32 of 2002, Govt. of W.B.



LTI of Anam Alam



28 AUG 2019



In the matter of :
Instrument 'A'

and

In the Matter of :

NOTARIAL CERTIFICATE

Pradip Kumar Palit

B. Com. LL.B Advocate

&

Notary Public

(Govt. of West Bengal)

Regd. No.- 32/2002

: Residence :

Officer's Block (Near Padmapurkur More)

P.O. & P.S. - Baruipur, Kolkata- 700144

Mob. : 9830750330 / 9875662646