



# Notarial Certificate

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 to, hereinafter, called the "Paper Writings A" are presented before me by the executants

Sri. Anshu Sahal s/o. Late  
Gaubhy padg Sahal of P.S. Patali,  
Rajshabghata Patali,  
Kolkata - 700014

hereinafter referred to as the "executant (s)" on this the

of December Two thousand

"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, 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 said execution is in the respective hand(s) of the executant(s).

IN WITNESS 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 31st day of December 2020



Notarial Stamp

Off. : Alipore Criminal Court  
Bar Association (1st Floor)  
Kolkata- 700 027  
Ph. : 2479 1068

Resi.: Amulya Bhavan  
10, Seventh Street, Modern Park  
Santoshpur, Kolkata - 700 075  
Ph. : 2416 1861  
9830314080 (T. K. Dey)  
9831109694 (Sujit)

31 DEC 2020

TARAN KUMAR DEY  
Notary

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

TAPAN KR. DEY  
NOTARY  
Alipore Judgee & Criminal Court  
Calcutta-700 027  
Regu. No. 1537 / 2000

31 DEC 2020



प्रश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

41AB 229610

Notary Public, Alipore, Kolkata



FORM 'A'  
[See rule 3(2)]

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 **Sri. Dashu Saha**, Developer of the proposed project  
/duly authorization dated **31/12/2020**.

I, Dashu Saha, ( PAN no : ALUPS1185M ) son of Late. Sambhupada Saha, residing  
at 25, Baishnabghata Patuli, Sector - " A " , Ward No : 101, Post office : Garia, Police  
station : Patuli, Kolkata - 700 084, Developer of the proposed project/ duly authorized  
by the Developer of the proposed project do hereby solemnly declare, undertake and  
state as under:

•That / Developer have/ has a legal title to the land on which the development of the  
project is proposed

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

Cont.....02 Pages



*Dashu Saha*

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- That the said land is free from all encumbrances.
- That the time period within which the project shall be completed by me/Developer is 30/06/2022.
- That seventy percent of the amounts realised 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose.
- 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.
- 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, I / 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project
- That, I / promoter shall take all the pending approvals on time from the competent authorities
- That, I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- That, I / 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.



Deponent

*Narshu Saha*

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from Verified by me at Kolkata on this 31<sup>st</sup> day of December, 2020

Solemnly Affirmed & Declared before me on identification

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

31 DEC 2020

*Identified by me*  
Nabakumar Mukhopadhyay  
Advocate  
Alipore Police Court  
Kolkata-700 027

31 DEC 2020

THE 1 DEC 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:**

"AMULYA BHAVAN"  
10, Seventh Street, Modern Park  
Santoshpur, Kolkata-700 075  
Phone : 2416-1861