

# NOTARIAL CERTIFICATE

S. No. 62 20 18



TO ALL MEN THESE PRESENTS SHALL COME, I B. N. SAHA duly appointed and authorised by the Govt. of West Bengal to practice as a Notary, 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).

Raj Kumar Agarwal of P.S.I.S.L., AMBEY Group, Unit No. 305, Bisya bangla Sarani, Kol-736

IN THE MATTER OF  
AFFIDAVIT

hereinafter referred  
as the executant(s) on this 19<sup>th</sup> Day of SEP Two thousand Eighteen

Under the execution of the paper writings 'A' on its being admitted by the respective signatories as the matters contained therein and being satisfied as to the identify of the executant(s) I have attested the execution.

AN ACT WHEREOF being required of 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.

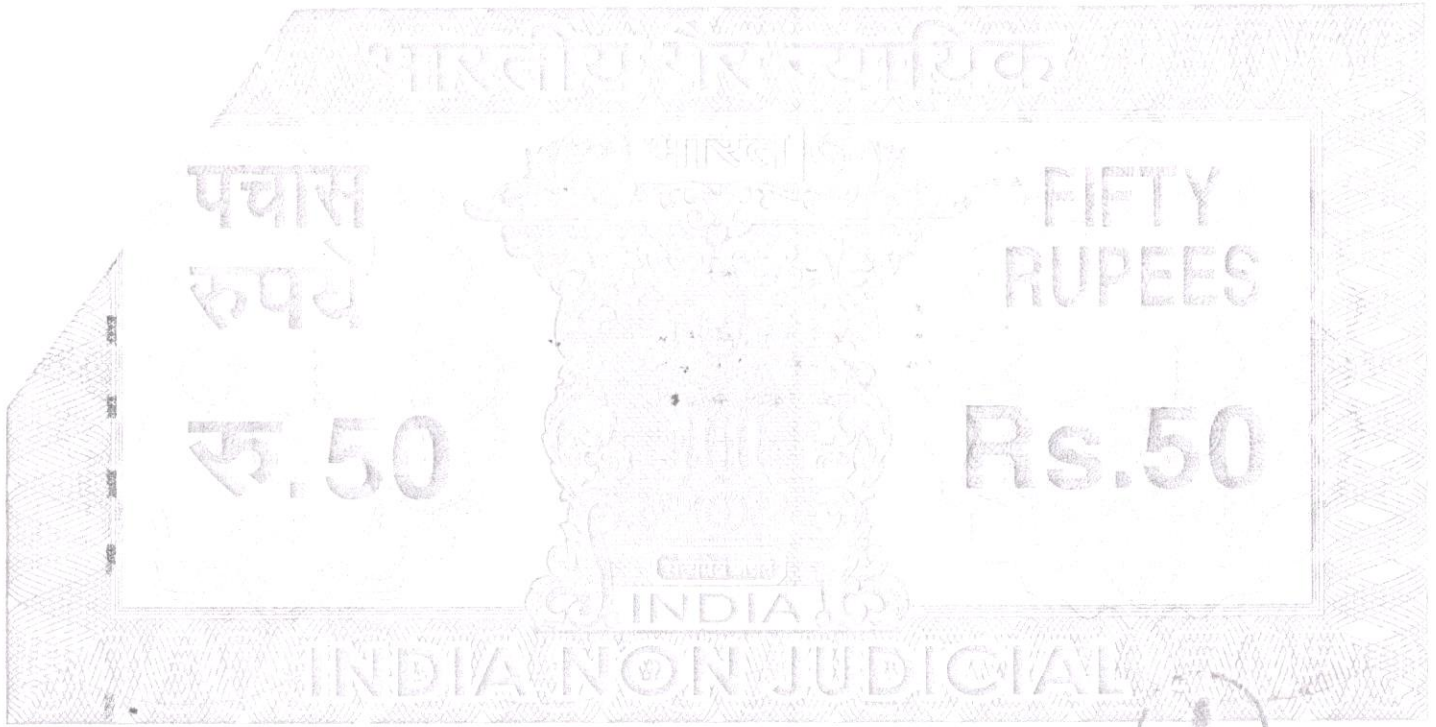
IN FAITH AND TESTIMONY WHEREOF I the said Notary, have hereunto set and subscribed my name and affixed my seal of office on this 19<sup>th</sup> day of SEP 2018



**B. N. SAHA**  
NOTARY  
Bikash Bhaban  
North Block, Gr. Floor  
Bidhannagar, Kolkata  
West Bengal

**B. N. SAHA**  
M.A., L.L.B.  
(Govt. of West Bengal)  
Regn. No. 23 / 02  
**BIKASH BHABAN**  
North Block, Gr. Floor  
Bidhannagar  
Kolkata - 700 091  
(W.B.) India  
Mob. : 9830490607

19 SEP 2018



पश्चिम बंगाल WEST BENGAL

BEFORE THE NOTARY PUBLIC



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FORM-A  
[see rule 3(2)]

AFFIDAVIT CUM DECLARATION

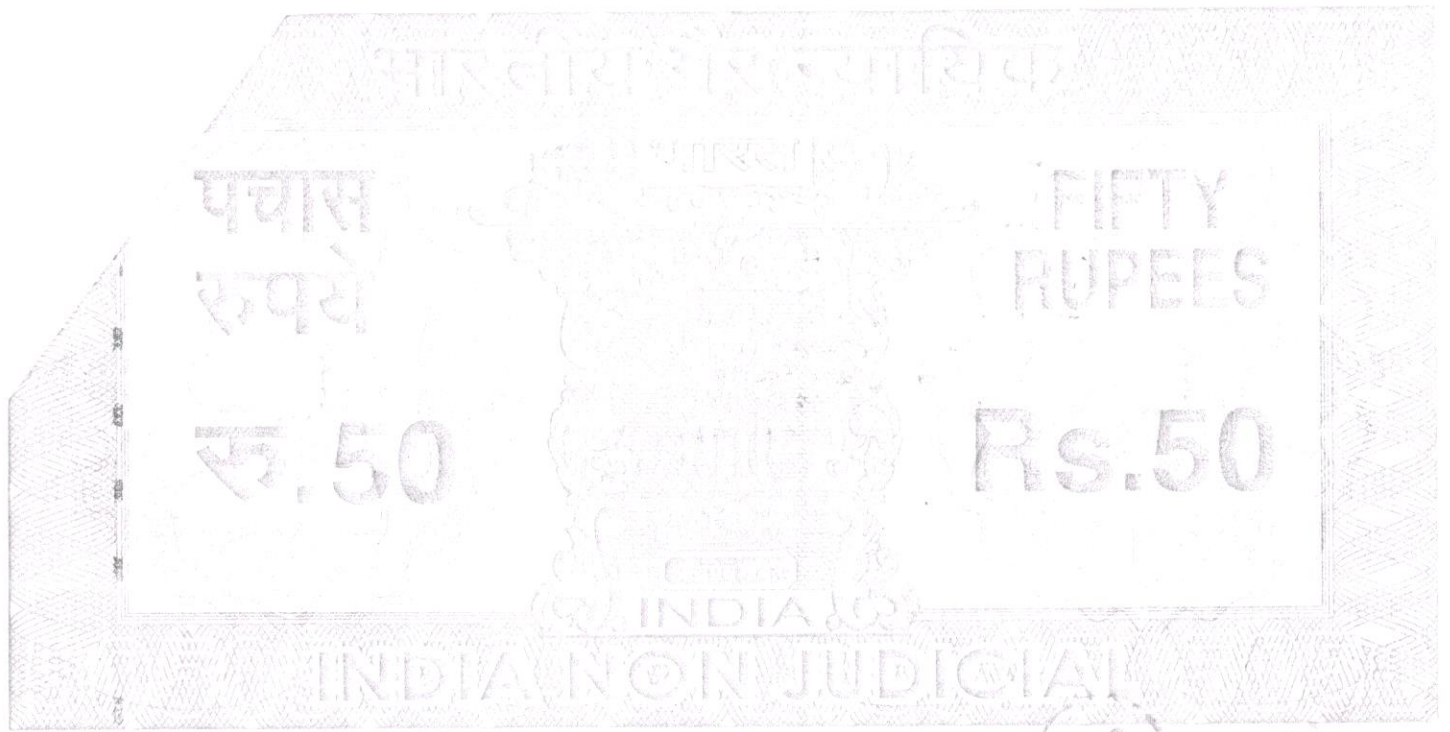
**Affidavit cum Declaration of Mr. Raj Kumar Agarwal duly authorised by Muskan Residency Pvt Ltd the promoter of the Ecovalley project vide its authorization dated 20.08.2018:**

I, Raj Kumar Agarwal Son of Late Chhote Lal Agarwal aged 60 years duly authorised by Muskan Residency Pvt Ltd the promoter of the Ecovalley project do hereby solemnly declare, undertake and state as under:

1. That Muskan Residency Pvt Ltd has a legal title to the land on which the development of the proposed project is to be carried out.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter is 31.03.2021 (Project Completion Date).
4. 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.
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 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.

3. N. SAHA  
NOTARY  
Hikash Bhava  
115 Block, Gr. Floor

Contd.....



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7. 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.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter have / has furnished such other documents as have been specified by the rules and regulations made under the Act.
10. 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.

MUSKAN RESIDENCY PVT. LTD

*[Signature]*  
DIRECTOR/AUTHORISED SIGNATORY  
Deponent

**Verification**

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefore

Verified by me at Kolkata on 19th day of September 2018.

MUSKAN RESIDENCY PVT. LTD.

*[Signature]*  
DIRECTOR/AUTHORISED SIGNATORY  
Deponent

Identified by me

*[Signature]*  
Advocate

Solemnly Affirmed  
&  
Declared Before me  
in Identification of Advoca

B. N. SAHA  
NOTARY

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NOTARY

Bikash Bhavan  
North Block, Gr. Floor  
Bachchanagar, Kolkata

19 SEP 2018