

NOTARIAL CERTIFICATE

S. No. 32 2018.



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 thereafter called the paper writings 'A' are presented before me by the executant(s).

Nicky Singh of J.L. NO. 54, R.S. NO.-224,
Touzi No. 10, Pargana - Kalikata, R.S. Rajarhat.

IN THE MATTER OF

AFFIDAVIT

hereinafter referred
as the executant(s) on this 5th Day of Dec 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 5th day of Dec 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

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05/12/18

05 DEC 2018



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

23AB 189795



BEFORE THE NOTARY PUBLIC

FORM 'A'

[SEE RULE 3 (2)]

AFFIDAVIT CUM DECLARATION

Affidavit cum Declaration of Mr. Vicky Singh promoter of the proposed project namely Royal Enclave Phase - I at Mouza - Hudarait.

I, Vicky Singh, promoter of the proposed project of All that piece and parcel of land measuring 49.5 (Forty Nine Point Five) Decimals equivalent to 1 (One) Bigha 10 (Ten) Cottahs be the same a little more or less lying situate at Mouza - Hudarait, J. L. No. 54, R.S. No. 224, Touzi No. 10, Pargana - Kalikata comprised in R.S. & L.R Dag No. 2673 appertaining R.S. Khatian No.- 260 corresponding to L.R. Khatian

**B. N. SAHA
NOTARY**
Bikash Bhowmik
North Block, Cr. Plaza
Bichannagar, Kolkata
West Bengal

05 DEC 2018

and shall be used only for that purpose.

Nos. 1616, 1933 & 2197 under the police station- Rajarhat within the limits Chandpur Gram panchayet, Additional District sub Registration office at Bidhannagar in the District of North 24-parganas hereinafter referred to as "THE SAID LAND" for the project namely Royal Enclave Phase - I at Mouza - Hudarait, do hereby solemnly declare, undertake and state as under:

1. That 1) Khadija Bibi, 2) Barnali Mondal and 3) Panchami Naskar has a legal title to the land. The owner no. 1 separately and owner nos. 2 and 3 jointly, vide two separate Development Agreements 1) recorded in Book No. I, Volume no. 1523-2018, Pages 25174 to 25214 being No. 152300331 for the year 2018 dated 11th January, 2018, and 2) recorded in Book No. I, Volume no. 1502-2018, Pages 28864 to 28912 being No. 150201022 for the year 2018 dated 14th March, 2018, respectively, both are duly registered with the office of D.S.R. II, North 24 Parganas, and for the purpose of the same two Development Power of Attorneys were also granted in favour of the above named Developer 1) duly recorded in Book No. I, Volume no. 1523-2018, Pages 24642 to 24667 being No. 152300344 for the year 2018 dated 11th January, 2018, registered with the office of A.D.S.R., Rajarhat, North 24 Parganas, and 2) recorded in Book No. I, Volume no. 1502-2018, Pages 30702 to 30736 being No. 150201090 for the year 2018 dated 19th March, 2018, duly registered with the office of D.S.R. II, North 24 Parganas, respectively for the development of the land on which the proposed project is to be carried out.

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 said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 31st December, 2021.
4. That the seventy per cent of the amounts realised by me 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 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.

B. N. SAHA
NOTARY
Bhikshu Bhawan
North Block, Or. Floor
Bidhannagar, Kolkata
26-11-2018


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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 I 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 withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That I shall take pending approval on time, from the competent authorities.
8. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any ground.

Dharitri Infraventure Pvt. Ltd.


Director
DEPONENT


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

05 DEC 2018

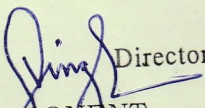


VERIFICATION

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

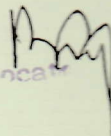
Verified by me at Kolkata on this 5th day of Dec 2018

Dharitri Infraventure Pvt. Ltd.

 Director
DEPONENT

D. N. SAHA
NOTARY
Bikash Bhawan
North Block, Gr. Floor
Bidhanagar, Kolkata
West Bengal

identified by me


Advocate

solemnly Affirmed
&
Declared Before me
& Identification of Advocate

B. N. SAHA
NOTARY

05 DEC 2018