

भारतीय नैर न्यायिक



INDIA NON JUDICIAL



सुजाता घोष दास पश्चिम बंगाल WEST BENGAL

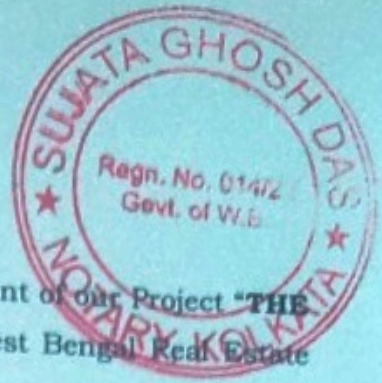
88AB 972992

DECLARATION ON AFFIDAVIT

I, **SRI JAYANTA BOSE**, son of late Asit Ranjan Bose, by faith Hindu, by Nationality -Indian, by occupation - Business, working for gain 22J, Kakurgachi, 2nd lane, P.S- Phool Bagan, P.O.- Kakurgachi, Kolkata -700054 one of the director/authorized signatory of **M/S UJAN REALTY PRIVATE LIMITED**, promoter/ developer of the proposed project named "**THE WALZEN**" situated premises no. 194C, Satin Sen Sarani (formerly Maniktala Main Road) P.S- Maniktala Now Phoolbagan, P.O.-Kakurgachi, Municipal ward no. 31, Pin- 700054,Kolkata, West Bengal, India do hereby solemnly declare, undertake and state as under.

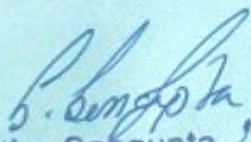
SUJATA GHOSH DAS
Notary Govt. Of W.B.
Regd. No. 014/22
City Sessions Court, Kolkata

02 MAY 2024

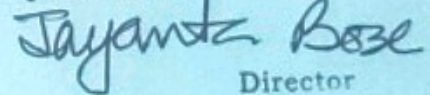


1. That the Agreement for sale/Builder buyer agreement of our Project "THE WALZEN" is in accordance to Annexure-A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.
2. That none of the terms and conditions of the Agreement for sale presented by us violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021.
3. That if any provision in Agreement For Sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2021, the provisions of the said Act & Rules shall prevail in those cases.
4. That if any contradiction arises in the future the Deponent will be responsible for it.

That the contents of above are true and correct and nothing has been suppressed by me.


 Siddhartha Sengupta 2/5/2024
 Advocate
 M.M. Court
 15N, Nelli Sengupta Sarani
 5th Floor
 Kolkata-700087

Ujan Realty Pvt. Ltd.


 Director

DEPONENT

SOLEMNLY AFFIRMED AND DECLARED
 BEFORE ME ON IDENTIFICATION



NOTARY


 SUJATA GHOSH DAS
 Notary Govt. Of W.B.
 Regd. No. 014/22
 City Sessions Court, Kolkata

02 MAY 2024