

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



बंगाल WEST BENGAL

88AB 972991

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

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

02 MAY 2024

271896

22 DEC 2023

UTPAL SEN CHOWDHURY
Advocate
Metropolitan Magistrates' Court
Kolkata

L. No. Sold To

Rs. Addrs.

G.C. SAHA
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

Issue Date..... Sign.....

22 DEC 2023



DECLARATION ON AFFIDAVIT

I, **SAHABUDDIN HOSEIN**, son of the late **SAHABUDDIN HOSEIN**, by birth Hindu, by
profession a **Businessman**, residing at **11A, Mirza Galib Street, Kolkata - 700087**,
do hereby declare that the **11A, Mirza Galib Street, Kolkata - 700087** is
the **sole and exclusive** property of **M/S UJA REALTY PRIVATE**
LIMITED, a company registered and incorporated in India under the
provisions of the **Companies Act, 1956**, and is being held in the name of
M/S UJA REALTY PRIVATE LIMITED, a company registered and incorporated in India
under the provisions of the **Companies Act, 1956**.

8 MAY 2024

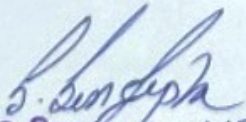
SULATA GHOSH DAS
HON'ble JUDGE
Metropolitan Magistrates' Court
Kolkata

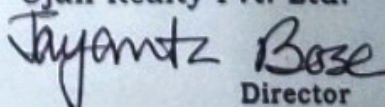


Maniktala Main Road) P.S- Maniktala Now Phoolbagan, P.O. Rakurgachi
Municipal ward no. 31, Pin- 700054, Kolkata, West Bengal, India do hereby
solemnly declare, undertake and state as under;

1. That we undertake to abide by the provisions contained in section 17 of the said Act read with clause (n) of section 2 relating to 'Common Area' of Project "THE WALZEN".
2. That none of the terms and conditions of the Agreement for sale presented by us, violate the provisions relating to 'Common Area' 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 relating to 'Common Area' 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.

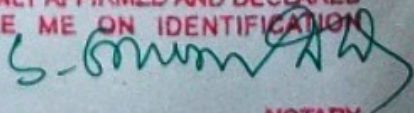

Siddhartha Sengupta 2/5/2024
Advocate
M.M. Court
15N, Nelli Sengupta Sarani
5th Floor
Kolkata-700087

Ujan Realty Pvt. Ltd.

Director

DEPONENT

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION


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


NOTARY

02 MAY 2024