



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 2AB 364650

**TO WHOMSOEVER IT MAY CONCERN**

Affidavit cum Declaration of **Mr. Binay Kumar Dubey**, son of Prem Shankar Dubey, aged about 49, resident of BD-100, Salt Lake, Sector - I, Kolkata – 700064, West Bengal duly authorized by the promoter of the proposed project "THE HUB (Garments Hub by BD Group)" do hereby solemnly declare, undertake and state as under:

1. That the Agreement for Sale / Builder Buyer Agreement of our Project "THE HUB (Garments Hub by BD Group)" 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 provisions in the 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

Identified by Me **SOLEMNLY AFFIRMED AND DECLARED**  
**Himadri Chakraborty** **BEFORE ME ON IDENTIFICATION**  
Advocate  
Enrollment No. WB/154-A/199  
C.M.M Court, kolkata

**PADMA DAS**  
NOTARY

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NOTARY  
Regn. No. 1377/1/18  
C.M.M Court  
Kolkata-700 001

26 JUL 2023

For ROSE GARDEN COMPLEX PVT LTD.

Director  
Deponent