

Serial No. 502/2024

पश्चिम बंगाल WEST BENGAL

93AB 134786

BEFORE THE NOTARY PUBLIC
AT BARASAT NORTH 24 PARGANAS

TO WHOM IT MAY CONCERN

Abinash Kumar son of Late Nagendra Prasad (Pan No. AJMPK3200D) of 90/1, Dr. S.P. Mukherjee Road, P.O & P. Dum Dum, Kolkata-700028 India (North 24 Parganas) (Partnership of **M/S DEBANGAN REALSTATE**

LLP) promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 12.02.2024 do here by solemnly declare, undertake and state as under:

1. That the agreement for sale/Builder buyer agreement of our project "**BINA HERITAGE**" is an accordance to Annexure-A of the West Bengal Real Estate (Regulation & Development) Rules 2021.
2. That none of Terms and conditions of the agreement for sale/Builder buyer agreement presented by us violate the provisions of the West Bengal Real Estate (Regulation & Development) Act 2016 and West Bengal Real Estate (Regulation & Development) Rules 2021.
3. That if any provision(s) in agreement for sale/Builder buyer agreement is in contravention with the West Bengal Real Estate (Regulation & Development) Act 2016 and West Bengal Real Estate (Regulation & Development) Rules 2021, in that case provisions of act and rules shall prevail in those cases.
4. That if any contradiction arises in the future the deponent will be responsible for it.

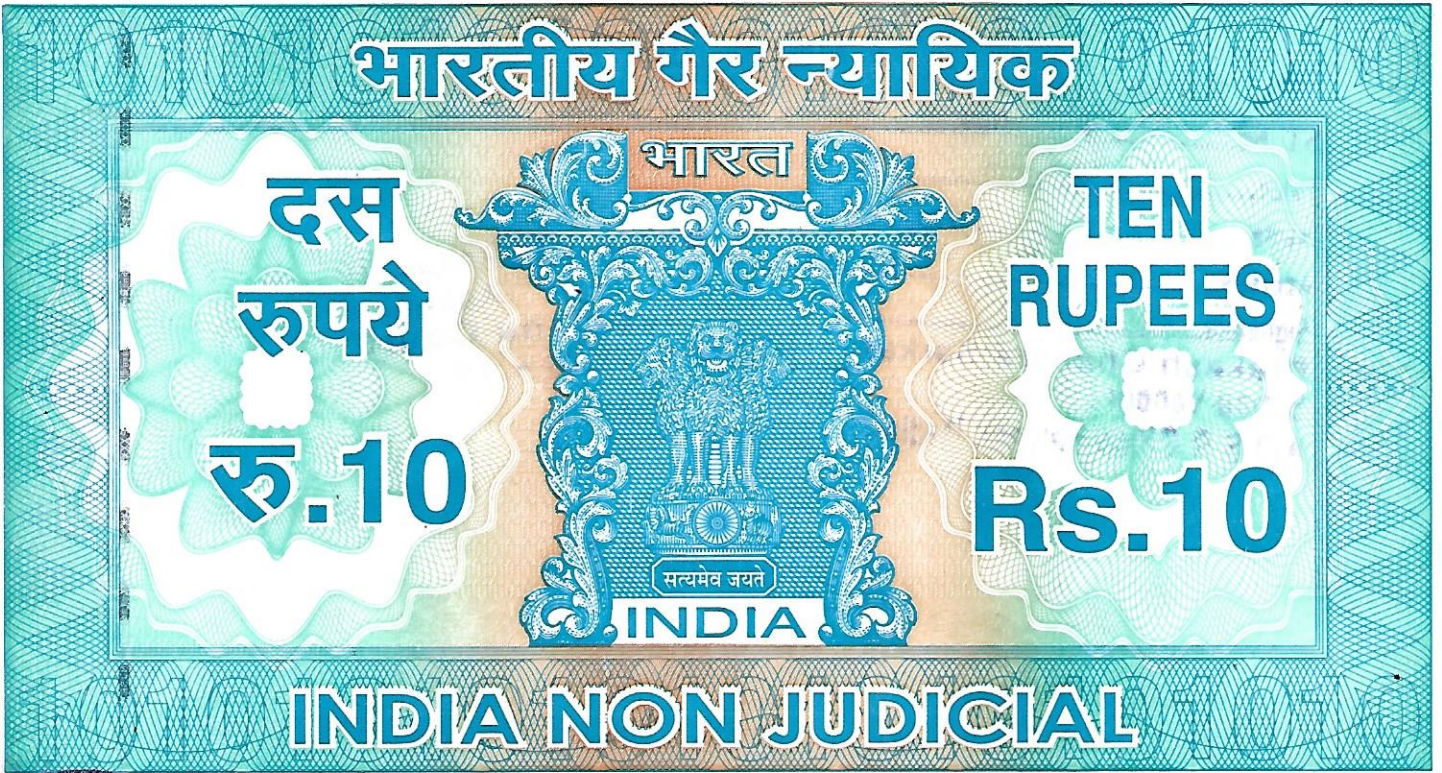
16 FEB 2024

ATTEST

BINOD BHARI BISWAS
Notary Govt of INDIA
Reg. No. 13817/18
Exp. 30/12/2028

Abinash Kumar
Deponent





पश्चिम बंगाल WEST BENGAL

86AB 701333

BEFORE THE NOTARY PUBLIC
AT BARASAT NORTH 24 PARGANAS
AFFIDAVIT CUM DECLARATION

Affidavit Cum Declaration of Mr. Abinash Kumar (Partner of M/S Debangana Realstate LLP) promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 12.02.2024.

Mr. Abinash Kumar (Partner of M/S Debangana Realstate LLP) promoter of the proposed project / duly authorized by the promoter of the proposed project do here by solemnly declare, undertake and state as under:

1. That our project "BINA HERITAGE" is situated at Municipal holding No. 18, 2 No Kholsa Kota, , P.O- Italgacha, P.S- Dum Dum, Kolkata-700 079, West Bengal
2. That Dum Dum Municipality has approved sanction plan/revised sanction plan for the project vide Building Permit No. PWD/PLAN-G+III/104/2021-22 Dated 16.08.2021.
3. That the promoter will abide by the provisions contained in Section 17 of Real Estate (Regulation & Development) Act, 2016 read with clause (n) of Section 2 relating to "Common Area". In case any contradiction arises in the future the deponent will be responsible for it.

Abinash Kumar

Deponent

16 FEB 2024

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Dum Dum, Kolkata on this 16th day of February, 2024.

SOLEMNLY AFFIRMED.....

Mo. Abinash Kumar Duly

Identified By S. Banerjee Advocate

Abinash Kumar
Deponent

BINOD BIHARI BISWAS

SERIAL NO. 503/2024

