

Sl. No. K/OC/1/1107/23



बंगाल WEST BENGAL

82AB 660952

Before the Notary Public  
Howrah

TO WHOMSOEVER IT MAY CONCERN

I, UTPAL GHOSH, S/O SUKUMAR GHOSH, RESIDING AT 2/59/1, NETAJI NAGAR, PO- REGENT ESTATE, PS- NETAJI NAGAR, DISTRICT-SOUTH 24 PARGANAS, WEST BENGAL-700092, DESIGNATION - PARTNER, ANGEL NEST, promoter of the proposed project, do hereby solemnly declare, undertake and state as under:

**ANGEL NEST**  
*Utpal Ghosh*  
Partner

LAXMIKANTA DAS  
NOTARY HOWRAH

13 OCT 2023

1. That the agreement for sale/Builder buyer agreement of our project **SWASTIPUR ANGELIS** in accordance to Annexure-A of 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 future the deponent will be responsible for it.

**Verification**

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

Deponent  
FOR **ANGEL NEST**

**ANGEL NEST**  
*Utpal Ghosh*  
Partner

(**UTPAL GHOSH**)  
PARTNER



Identified by me and signed  
in my presence

*Pareesh Chandra Monda*  
Advocate

**Pareesh Chandra Monda**  
Advocate  
Howrah Judges' Court  
Licence No-WB/803/1976

on identification by the Ld Advocate  
L.T.I. / SIGNATURE ATTESTED

Howrah Judges' Court  
Howrah-711 101  
W.B. India

LAXMIKANTA DAS  
NOTARY HOWRAH  
Regd. No. 00/2002  
Govt. of W.B.

13 OCT 2023