



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL
Before the Notary
Govt. of West Bengal
Burdwan District, Durgapur

31AA 889312

TO WHOMSOEVER IT MAY CONCERN

Affidavit cum Declaration of Mr. Kallol Seal, son of Late Bhaskar Ananda Seal, aged about 54 Years, resident of Flat 9E, Tower 8, Salarpuria Gardenia, Durgapur, duly authorized by the promoter of the proposed project "Ashavari Estate Phase II" do hereby solemnly declare, undertake and state as under:

1. That the Agreement for Sale / Builder Buyer Agreement of our Project "Ashavari Estate Phase II" 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

Deponent
For M/s IABA Housing Private Limited



Samarendra Nayak
Samarendra Nayak, Notary
Durgapur Burdwan, W.B.
Regd. No.-14/2007

Kallol Seal
Kallol Seal
Authorized Signatory



21 DEC 2023

Serial No. 2266 Date 21 DEC 2023
 Sold to C.R. P. R. Choudhary Pvt Ltd.
 Address Dgm-16
 Value of Stamps 2g
 Date of Purchase of this Stamp Paper 07 DEC 2023
 from the Treasury
 Name of the Treasury from where Purchased, DURGAPUR.

Subrata Kumar Chakraborty
 Stamp Vendor
 A. D. S. R. Office, Durgapur-16
 Licence No. 5 of 1989



TO WHOMSOEVER IT MAY CONCERN

Affidavit can Declaration of Mr. Kallol Seal, son of Late Bhabani Kunder Seal, aged about 24 years, resident of Flat 3C, Tower B, Salarpura Garden, Durgapur, West Bengal, authorized by the promoter of the proposed project "Ashwari Estate Phase II" in behalf of the promoter, declares, undertakes and swears as under:

1. That the agreement for sale/buyback of the Government of West Bengal (Regulation & Development) Act in accordance to Paragraph A of the West Bengal Real Estate (Regulation & Development) Rules, 2022.
2. That none of the terms and conditions of the Agreement for Sale entered into by or relate the promoter of the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2022.
3. That I am promoter in the Agreement for Sale of the development with the Real Estate (Regulation & Development) Act, 2016 & the West Bengal Real Estate (Regulation & Development) Rules, 2022, the provisions of the said Act & Rules shall prevail in these cases.

I hereby declare that I am not aware of any other person who is responsible for it.

Promoter
 For M/s. Ashwari Estate Phase II Pvt. Ltd.



Kallol Seal
 Authorized Signatory
 Ashwari Estate Phase II Pvt. Ltd.
 Durgapur, West Bengal
 Road No. 4122