

10 MAY 2024



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Urban Shapers LLP

Designated Partner

TO WHOMSOEVER IT MAY CONCERN

Affidavit cum Declaration

Debashish Chakraborty
Advocate, Siliguri

10 MAY 2024

Debashish Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

NON JUDICIAL STAMP

04 MAY 2021

Sl. No. 724 Dated

Name Urban Shoppers Ltd

of Sr

Value Rs. 10/- (Rupees Ten only)

BABY SAHA
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Govt. Stamp Vendor
Siliguri Court
License No. 172/RM/dated-24/07/15



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Urban Shapers LLP
Designated Partner

Affidavit cum Declaration of Mr. Vikash Bansal, Designated Partner of M/s. Urban Shapers LLP promoter of the project **TOWN HALLL** situated at Scheme No- UIF 3/4 & UIF 3/5, Utsodhaara Teesta Township, Kawakhali, P.O.- Satellite Township, P.S.- Njp, Dist- Jalpaiguri, Pin- 734015, Plot no- 23 (P), 34 (P), 35 (P), 36 (P), 37 (P), 38 (P), 39 (P), (L.R.), LR Khatian No- 13 & 12, Mouza- Dabgram Sheet No-192, J.L. No- 02, WB, India.

I, Vikash Bansal, Son of Sri Binod Kumar Bansal resident of Pusp Niwas, Biswakarma Mandir Road, Khalpara, Siliguri – 734005, Dist- Darjeeling, do solemnly affirm and state as under:

1. That the Agreement for Sale/Builder Buyer Agreement of our Project “TOWN HALLL” 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 provision in Agreement for Sale is in contravention with the Real Estate (Regulation &

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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.

Urban Shapers LLP


Designated Partner

Deponent

Verification

I, Vikash Bansal, Son of Sri Binod Kumar Bansal resident of Pusp Niwas, Biswakarma Mandir Road, Khalpara, Siliguri – 734005, do solemnly affirm that 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 Siliguri on this 10th day of May, 2024

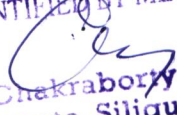
Urban Shapers LLP


Designated Partner

Deponent

AFFIDAVIT
Solemnly Affirmed before me
By Vikash Bansal
of N.S.P. Siliguri
Identified by R. Chakraborty
This the 10th Day of May 2024
At Siliguri am/pm

10 MAY 2024

Debansh Chakraborty
Notary Govt. of India
Siliguri, Darjeeling
Regd. No. 13792

IDENTIFIED BY ME

R. Chakraborty
Advocate, Siliguri