

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

TO WHOMSOEVER IT MAY CONCERN

I Pinaki Das, son of Pranab Kumar Das, being Authorised Signatory of M/S Biswas Ventures LLP, having its registered office at 6ES1, 6<sup>th</sup> Floor, Mani Casadona, Action Area-11F, Police Station- New Town, Post Office New Town, District- North 24 Pgs, Kolkata-700156, State- West Bengal, do hereby solemnly affirm and declare undertake and state as under:

1. That the Agreement for Sale/Builder buyer agreement of our Project namely "ORA HEIGHTS" Is 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 & 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.

**BISWAS VENTURES LLP**

Authorized Signatory

Authorised Signatory

ATTESTED SIGNATURE ONLY  
BEFORE ME ON IDENTIFICATION

Identified by Me  
Himadri Chakraborty  
Advocate  
Enrollment No. WE154-A/1991  
C.M.M. Court, Kolkata

**PADMA DAS**  
NOTARY  
Regn. No. 13771/18  
C.M.M.'s Court  
Kolkata-700 001

**PADMA DAS**  
NOTARY

3 JUN 2024