



पश्चिम बंगाल WEST BENGAL

31AA 548307

*Before The Notary Public*

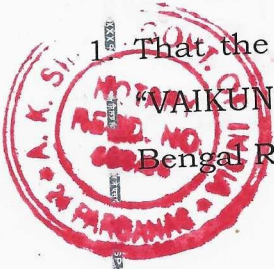
TO WHOMSOEVER IT MAY CONCERN

Affidavit cum Declaration

Affidavit cum Declaration of Sri Sudeb Baral, Director of Baral Developers Private Limited (CIN -U70109WB2011PTC158494) promoter of the proposed project named **VAIKUNTH VILAS** to be developed at 258, Vivekananda Road, Manicktala, Kolkata - 700006, P.S. - Narkeldanga, under Ward No. 28, Borough IV of KMC.

I, Sudeb Baral, Director of Baral Developers Private Limited (CIN - U70109WB2011PTC158494) promoter of the proposed project named **VAIKUNTH VILAS** do hereby solemnly declare, undertake and state as under:

1. That the Agreement for Sale/Builder Buyer Agreement of our Project "VAIKUNTH VILAS" is in accordance to Annexure - A of the West Bengal Real Estate (Regulation & Development) Rules, 2021.



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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.



BARAL DEVELOPERS PVT. LTD.

*Sudeb Baral*

Director

Deponent

Verification

I Sudeb Baral Son of Late Sunil Chandra Baral resident of 75/A/42, Haran Chandra Banerjee Lane, Konnagar, Hoogly, West Bengal, 712235, do solemnly affirm that the contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 28th day of March, 2023

BARAL DEVELOPERS PVT. LTD.

*Sudeb Baral*

Director

Deponent



Solemnly Affirmed & Declared  
before me on Identification

*A. K. Sinha*

A. K. Sinha, Notary  
Alipore Judges Police Court, Cal-27  
Regd. No. 6081995 Govt. of India

28 MAR 2023

Identified by me

*[Signature]*  
Advocate